

HACKNEY HOMES Ltd
Board of Directors Meeting 16

6.30 to PM ON 24th April 2006,
Christopher Addison House, 72 Wilton Way, Hackney E8 1BJ

A **AGENDA Part A (open to the public)**

Item	Presenter	Subject	Status	Page Number	Duration
		Open Items			
1	D Curley (Chair)	Welcome/Apologies/Introductions	Information	Verbal	5 mins
2	D Curley	Declarations of Interests	Information	Verbal	5 mins
3	D Curley	Questions received from the public	Information	Verbal	5 mins
4	D Curley	Minutes of 20 th March 2006 and matters arising	Decision	2	5 mins
5	S Tucker	Chief Executives Monthly Report	Information		20 mins
6	S Noonan	Improvement plan <ul style="list-style-type: none"> Report back from 2 Star and Improvement Committee 	Information	Verbal	20 mins
7	S Tucker	Value for Money <ul style="list-style-type: none"> Report back for Audit and Finance Committee 	Information	10	20 mins
8	Alan Turner	Decent Homes Programme <ul style="list-style-type: none"> Report back on delivery 05/06 Report of expected delivery for 2006/07 Customer Satisfaction 	Information	15	10 mins
9	Chief Executive	Cabinet Approvals <ul style="list-style-type: none"> Woodberry Down Estate Renewals 	Information	34	10 mins
10	D Curley	Any Other Business			10 mins

Distribution: All Board Members

In Attendance: Steve Tucker; Susmita Noonan, Pat Ronayne, Barrie Cotton, Alan Turner.



Arms Length Management Organisation

Minutes of Shadow ALMO Board, held at 2 Hillman Street
Hackney

On 20th March 2006 at 6.30PM

ITEM 4

Present:

David Curley - Chair Chloe Fletcher Sharon Patrick Marie Photiou Rupert Tyson Audrey Villas David Larkin Samantha Lloyd Karen Alcock Asim Bhattacharyya	Steven Tucker – Chief Executive Richard Beaumont – ALMO Project Sponsor Peter Hayter – AD Trading Services Susmita Noonan – AD Landlord Services Scott Dorling – Trowers and Hamlins Curtis Taylor – ALMO Project Manager John Hesp – ALMO Procurement Manager Sue Poulter – ALMO Project Accountant
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Item	Decisions	Action	Date
15:1 Apologies	Sandra Hall, Linda Kelly, Andrew Potter, Karen Alcock, Sade Bright		
15:2 Declarations of Interests.	There were no declarations of interest		
15:3 Minutes of last meeting 9th March 2006	Audrey Villas said she was not present and had sent apologies. Minutes agreed with this amendment.		

<p>15:4 Final Approval for Management Agreement and Delivery Plan</p>	<p>Curtis Taylor informed Board that the documents had been cleared by ODPM officers, and S27 approval was now awaited from the Housing Minister.</p> <p>DL expressed concerns over wording on TP review. The Tenant Convention is the formal consultative body now, but if the review result was different that would not be the case. Agreed to amend wording to address members' concerns.</p> <p>SD reminded members that the Delivery Plan is a working document for one year and subject to review. The Chair agreed and said that there was a formal schedule of quarterly reviews with the Council which would be circulated to members.</p> <p>ST commented that the Delivery Plan will change with time but the Management Agreement should be fixed. He drew Board's attention to the 3 year performance targets which Board accepted.</p> <p>Chair – reporting mechanism will be monthly circulation of performance data to Board, with consideration quarterly to link with the Council timetable for performance monitoring.</p> <p>RB informed the Board that paragraphs 5.2.2 and 6.3.1 would be updated to reflect the decision on Neighbourhood Performance and Delivery Groups, also revised timing on issuing the Human Resources Strategy and policies.</p> <p>The Audit Committee will review a selection of SLA's monthly.</p> <p>SD – Board needs a mechanism to record whether it is/not satisfied with service delivery (VFM at Inspection). The Chair agreed that the Audit and Finance Committee will have a track item at each meeting.</p>	<p>CT</p> <p>CT</p> <p>SN</p>	
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	<p>SD in response to a query from SL – pragmatism is acceptable but the organisation should demonstrate that it can manage its own purchasing and services and is not bound by Council requirements.</p> <p>The Board agreed to enter into the Management Agreement. The Chair and the Chief Executive would agree the wording of any changes to the documents and then circulate to all members. A hard copy will be kept on site.</p>	SD/ST/D C	
15.5 Monthly Chief Executive Report	The Board noted the report. For future performance reports, members asked for more information on the number of households managed and the total rent debit for each neighbourhood; also that small font type should be enlarged throughout the report.	SN	
15:6 Neighbourhood Performance and Delivery Groups	<p>CT introduced the paper and thanked Board members for their support at consultative meetings.</p> <p>The Shadow Board acknowledged the views of residents and approved the following proposals:</p> <ul style="list-style-type: none"> a) development of the NPDGs to be delayed until the outcome of the Resident Participation Review is known b) officers to explore alternative proposals, and Landlord Services to include these within the scope of the forthcoming Resident Participation Review c) the Chief Executive to determine a permanent role be established either within Landlord Services or Regeneration & Development, to complete consultation and the set up of NPDGs after the Hackney Homes 'go live' date. d) Until the NPDG's go live, the current NIBs (Neighbourhood Investment Boards) and Quarterly Landlord Services monitoring groups should 	SN SN/MN	

	<p>continue.</p> <p>RB commented that the Board’s willingness to change direction in the light of the consultation was a powerful expression of the Board’s commitment to meaningful consultations, which would be welcomed by residents.</p> <p>The Board stressed that officers should prepare for prompt initiation of NPDG’s in September, in anticipation of a positive outcome to the Tenant Participation review.</p>	SN	
<p>15:7 Approval of Bank Signatories, Scheme of delegations and financial standing orders</p>	<p>SP introduced the papers.</p> <p>The Board noted the proposal for nominating a third cheque signatory in due course.</p> <p>The Board :</p> <ul style="list-style-type: none"> i. Approved the Hackney Homes bank signatories for dealings other than cheques as any two of the Chair, Vice Chairs, Chief Executive or Director of Finance and Resources. ii Approved the Hackney Homes bank signatories for cheques as the Chief Executive and Susmita Noonan. iii. Approved the cheque threshold value of £40,000 for requiring a second signature. <p>The Board:</p> <ul style="list-style-type: none"> 1 Approved the Hackney Homes Scheme of Delegation. 2 Authorised the Chief Executive to sign off the Scheme of Delegation under delegated powers. 		

	<p>The Board:</p> <ol style="list-style-type: none"> 1. Noted the requirement for annual review of Standing Orders to ensure that they remain relevant to the business 2. Considered and approved the Standing Orders and Financial Regulations, noting that these also require the Council's approval. 		
15:8 Risk management Strategy	<p>SP presented the paper, which was due to be considered by the Audit and Finance Committee at their meeting on 21st March. The Board</p> <ol style="list-style-type: none"> i. Approved the Hackney Homes Policy Statement on Risk Management ii. Approved the Risk Management Strategy to achieve the above. iii. Noted the initial high level Risk Register to be monitored by the Board, and asked the Audit and Finance Committee to report back to the Board on how they will monitor risk management 	PR	
15:10 Company Formation and handover	<p>Company Membership</p> <p>It was NOTED that the Company was registered at Companies House and that the London Borough of Hackney has been approved as sole member of the Company.</p> <p>Board Membership</p> <p>The Board noted and accepted that the London Borough of Hackney as sole member of the Company appointed the following individuals as Board Members with effect from 20 March 2006</p> <p>Alice Burke ; Audrey Villas; Sandra Hall; Brian Marsh; Rupert Tyson;</p>		

	<p>Linda Kelly; Afolasade Bright; Sharon Patrick; Karen Alcock; Samantha Lloyd; Chloe Fletcher; Marie Photiou; Andrew Potter; Asim Bhattacharyya; David Curley; David Larkin</p> <p>Resignation of existing Board Members</p> <p>The Board noted and accepted that Scott Dorling and Samantha Hall of Trowers & Hamlins Solicitors had tendered their resignations as Board Members of the Company with effect from 20 March 2006 and it was resolved to note the same.</p> <p>Ratification of Decisions of Shadow Board</p> <p>The Board agreed that all of the minutes and resolutions of the Shadow Board of Hackney Homes Limited, for the purposes of identification signed from time to time by the by the Chair of the Shadow Board, be and are hereby approved and adopted as Minutes and resolutions of the Board in all respects as if such Minutes and resolutions had been approved and made by the Board of Management of the Company and that, in the case of any conflict between any resolutions or Minutes, the most recent resolutions made Minutes of the Shadow Board or of the Board respectively shall take precedence.</p> <p>Filing Requirements</p> <p>The Board resolved that the Company Secretary is instructed to arrange for the Company's books to be completed.</p> <p>Accounting Reference Date</p> <p>The Board resolved that the accounting reference date be set as 31</p>		
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	<p>March.</p> <p>Adoption of the Company Seal</p> <p>The Board resolved that the Company Seal be adopted, an imprint of which was presented at the meeting and initialled by the Chair.</p> <p>Company Secretary</p> <p>The Board noted that Scott Dorling has tendered his resignation as Company Secretary of the Company with effect from 20 March 2006 and it was resolved to note the same. The Board resolved that Patrick Ronayne be appointed as Company Secretary.</p> <p>Registered Office</p> <p>The Board resolved that the registered office of the Company be:</p> <p>Christopher Addison House 72 Wilton Way Hackney London E8 1BJ</p>		
15:11 Any Other	RB reported that the nominated officers specified in the Management Agreement		

Business	for the purposes of representing the Council and Hackney Homes were Fiona Fletcher-Smith and Steve Tucker respectively.		
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Signed as a true record of this meeting _____ Chair Dated _____

HACKNEY HOMES VALUE FOR MONEY STRATEGY

1.0	SUMMARY
1.1	<p>This report summarises the strategy being adopted by Hackney Homes for achieving value for Money across all its activities. The recent indicative Housing Inspection identified the achievement of Value for Money as the number one priority in its recommendations for improvement. It required the Value for Money Programme to be led at the highest level of the organisation with the aim of embedding a Value for Money Culture at all levels including down to individual target setting. It also recommended that regular reports should be submitted to the Hackney Homes Board on all aspects of the strategy and on progress achieved. The Audit Committee of Hackney Homes will receive these reports on a regular basis and oversee its implementation.</p> <p>A Value for Money blueprint has been compiled which sets out in detail our Value for Money priorities and how these will be delivered. The Value for Money blueprint will be considered in detail at the Audit Committee Meeting on Tuesday 2nd May 2006.</p>
2.0	RECOMMENDATIONS
2.1	That the Board receives this Summary Report and notes the strategic approach being taken on Value for Money
2.2	That the Board will receive regular monthly progress summaries from the Audit Committee which is overseeing all of the Value for Money Programme and monitoring progress made against the Audit Commission Recommendations and the specific targets and milestones set in the Value for Money blueprint.
2.3	That the Board notes the five principal elements of the Value for Money Strategy and the officer level Value for Money Programme Board chaired by the Chief Executive, which coordinates and directs all Value for Money activities.
3.0	BACKGROUND
3.1	The Hackney Homes Improvement Plan has established Value for Money as one of its three principal priorities alongside Customer Focus and Performance Improvement. The recent Indicative Inspection in December highlighted the need for a coherent organisation wide programme to deliver Value for Money across all the activities of Hackney Homes and to establish an active Value for Money culture which extends to all staff and to residents. The Inspectors prioritised their recommendations on achieving Value for Money above all others, commenting that the work undertaken to date had been accountancy-led and needed to assume a more prominent profile, delivering real and quantifiable value enhancements for the

<p>benefit of residents.</p> <p>3.2</p> <p>3.3</p>	<p>The Audit Commission has published guidance on how it will make Value for Money judgements within Housing Services. Value for Money is defined by the Audit Commission as the relationship between economy, efficiency and effectiveness – the Value Chain. Value for Money represents an optimum balance between all three – relatively low costs, high productivity and successful outcomes. It should be noted that costs alone do not reflect value and that local context and quality of service will also be taken into account. Quality can be interpreted as doing the right things in the right way and at the right cost.</p> <p>Hackney Homes needs to understand how the organisation’s costs compare to others, allowing for local context, performance and policy choices. This requires good comparative cost information, identification of high spending areas and clear understanding of how these have arisen including external factors and organisational priorities. On the basis of this planned efficiencies which are appropriate and challenging need to be set and the Inspectors will look at how Hackney Homes has delivered against predicted savings as well as how the resources have been reinvested in the organisation’s priorities.</p>
<p>4.0</p> <p>4.1</p> <p>4.2</p>	<p>Proposals</p> <p>A Value for Money Board has been established which is responsible for the overall direction and management control of the strategy to deliver Value for Money in services provided by Hackney Homes. It oversees a Value for Money Programme which is in turn part of a wider Improvement Programme. Individual Value for Money Projects are set within a clear framework of overall policy objectives so that they are complementary and supportive.</p> <p>The role of the Board in relation to the delivery of the Value for Money Plan will be to:</p> <ul style="list-style-type: none"> • Identify needs and establish projects • Appraise feasible responses to potential projects • Propose, approve, manage and monitor projects • Liaise with other improvement groups and Hackney Homes Management Team to ensure delivery of the Value for Money Plan each year
<p>4.3</p> <p>4.4</p> <p>4.4.1</p>	<p>The Board meets regularly on the fourth Monday of each month to receive highlight reports covering each of the five main elements of the Value for Money Programme. Each of the five main elements is in turn divided into a series of defined projects and a set of managed goals.</p> <p>The Value for Money Programme now comprises five elements in Stage One:</p> <p>Strategic Value for Money issues – Medium Term Financial Forecast</p> <p>The Medium Term Financial Forecast is the high level strategic plan for all of the Housing Revenue Account and is therefore the key planning tool for Hackney Homes Value for Money approach. The key objectives behind the Value for Money Programme and the methodology</p>

used to deliver projects have been determined by the Medium Term Financial Forecast and the associated Housing Revenue Account Rightsizing Framework.

The Medium Term Financial Forecast sets out the key areas of income and expenditure under the control of Hackney Homes including: capital expenditure; salaries and wages; repairs and maintenance; estate services; housing management contracts; central support services; and accommodation. The annual service review process outlined in Stage 2 will ensure that all significant aspects of income and expenditure identified in the Medium Term Financial Forecast are reviewed systematically over a three year period.

4.4.2 **Reducing costs**

An important emphasis in the programme is the identification and review of opportunities to reduce the cost of services through:

- Benchmarking performance and comparison of costs against other housing providers
- Best practice in the procurement of services, goods and capital works
- Support services provided both in-house and by external organisations including the Council

4.4.3 **Income Collection**

The Housing Service has made significant progress on improving rent and other income collection in recent years. An Income Collection Project has been established within the Value for Money Programme and includes:

- The Leasehold Best Value Improvement Project – this has its own Project Board Meeting on a monthly basis chaired by the Chief Executive. The Leasehold Service Project Board will consult with the Leaseholders and Freeholders Forum and ensure that all statutory duties are met. It aims to secure significantly enhanced customer satisfaction levels through improved procedures and target timescales for invoicing and collection of service charges and major works recharges.

The Income Collection Project will also address rent arrears right offs, continuing improvement in rent collection and recharging tenants for repairs and works such as voids dilapidations which are their responsibility under the Tenancy Agreement. The latter was a specific recommendation from the indicative Inspection.

4.4.5 **Engineering Excellence**

The Engineering Excellence Project is about changing the way Hackney Homes currently organises its key business processes to remove duplication and waste and add value to the

4.4.6	<p>customer. The methodology has previously been applied successfully in relation to the Repairs Service and the establishment of the Housing Contact Centre and has through innovative application of new technology effectively reduced the organisational distance between residents requiring repairs and our craftspeople who can meet this request. A separate report on Engineering Excellence is to be received by the Audit Committee on 2nd May 2006.</p> <p>Establishing a Value for Money Culture</p> <p>In addition to the active and visible role of the most senior management of the organisation in promoting the Value for Money Programme, it is important that this is extended to include all staff and indeed residents. A range of mechanisms are being used to achieve this:</p> <ul style="list-style-type: none"> • Staff involvement in the compilation of the Hackney Homes Business Plan • Staff Focus Groups led by the Chief Executive which address Value for Money as one of the three key improvement themes • Inclusion of specific Value for Money objectives within individual target setting as set out in the Performance Management Guidance issued to all staff and managers. • A strong editorial theme around Value for Money in all Hackney Homes publications including the Residents' Newsletter, Hackney Homes News and the Staff Newsletter. • Staff involvement in Service Reviews and in Engineering Excellence
4.5	<p>Stage Two Service Reviews</p> <p>Stage 2 of the Project will involve Service and Efficiency Reviews covering all of the services provided by Hackney Homes over a three year period. This will be based around a clearly defined methodology and template which ensures consistency and full documentation of the review process. The Review will involve staff and customer representatives as well as a challenger from outside the service. The Review will address another of the Inspectors' recommendations by explicitly applying best value principles of challenge, compare, consult and compete within the process. The overriding principle will be that Hackney Homes will organise its services in the way that is most convenient and adds greatest value for its customers.</p>

5.0	IMPLICATIONS
5.1	The Budget provision for the Value for Money Programme is being drawn from mainstream budgets and in part from the £500k allocated in 2006/07 for the Financial Improvement Project. The Value for Money Programme can also draw upon the HRA Rightsizing reserves which have been established precisely to resource “spend to save” projects which would have the effect of bringing the organisation’s costs into proper alignment with its declining property base.
5.2	There are no legal implications arising from the proposals. A detailed risk register is produced and updated on a monthly basis for the whole of the Hackney Homes Improvement Plan and this includes Value for Money risks.
5.3	There are important implications for consultation arising from these proposals. There will be a high degree of staff and resident engagement with the Value for Money Programme and regular information published on what is being achieved so that staff and residents are kept informed and have the opportunity to contribute. Where there are major changes proposed in the means of service delivery, these will need to be the subject of specific consultation at the time.
6.0	CONCLUSION AND NEXT STEPS
6.1	The detailed Value for Money blueprint will be presented to the Audit Commission on 2 nd May 2006 and this will include a detailed timescale for implementation of each of the stages and elements of the Programme.

Decent Homes Programme – Update

1.0	<p>SUMMARY</p> <p>The report summarises the outputs for 2005/6, the proposals for 2006/7 and the resident satisfaction outcomes to date. A fuller report is appended for background reading (see appendix A).</p>																				
2.0	<p>RECOMMENDATIONS</p> <p>2.1 For Information</p>																				
3.0	<p>BACKGROUND</p> <p>3.1 Decent Homes 1</p> <p>The completed outputs from are summarised in the table below:</p> <table border="1" data-bbox="268 1238 1273 1429"> <thead> <tr> <th>Work Type</th> <th>2003/4*</th> <th>2004/5*</th> <th>2005/6*</th> <th>TOTALS*</th> </tr> </thead> <tbody> <tr> <td>Windows</td> <td>1199</td> <td>3728</td> <td>384</td> <td>5286</td> </tr> <tr> <td>Roofs</td> <td>1411</td> <td>3261</td> <td>569</td> <td>5245</td> </tr> <tr> <td>Conc. Repairs/Balcony renewals/other repairs</td> <td>56</td> <td>962</td> <td>878</td> <td>1896</td> </tr> </tbody> </table> <ul style="list-style-type: none"> • Units benefiting from works. <p>3.2 Decent Homes 2</p> <p>The Hackney Standard is being achieved in stages. Decent Homes Phase 1 dealt with the worst of the most immediate problems. Decent Homes 2 addresses the external needs as a priority but additional resources are likely to be required to complete DH2.</p> <p>The third stage (DH3) of attaining the Hackney Standard is to agree and deliver a range of works intended to meet resident aspirations for the long term sustainability of their homes and environment. The attainment of this third stage of investment is entirely dependent upon attainment of DH2 and the availability of resources.</p> <ul style="list-style-type: none"> • Works have started on over 500 new kitchens and bathrooms, of which over 400 have been completed as at the end of March 2006. • Constructors have carried surveys and scheduling of works to over 3,000 units externally and almost 1,400 units internally for the Year 1 programme. • Consultation meetings have been held on over 35 estates. 	Work Type	2003/4*	2004/5*	2005/6*	TOTALS*	Windows	1199	3728	384	5286	Roofs	1411	3261	569	5245	Conc. Repairs/Balcony renewals/other repairs	56	962	878	1896
Work Type	2003/4*	2004/5*	2005/6*	TOTALS*																	
Windows	1199	3728	384	5286																	
Roofs	1411	3261	569	5245																	
Conc. Repairs/Balcony renewals/other repairs	56	962	878	1896																	

- An agreed Maximum price has been submitted by constructors for the bulk of the Year 1 programme.
- Around 68 planning applications have been submitted and 23 approved to date.
- Scaffolding on blocks and street properties has commenced and S.20 letters are going out to leaseholders.
- The NIBs have been consulted on the Year 2 programme, which will commence later in 06/07. The Year 2 programme will benefit around 4,000 homes externally.
- Negotiations are in hand with Constructors to combine the Year 2 programme of works into year 1 with an overall completion date of March 2007. This will benefit a total of **7399** homes.

Resident Satisfaction

3.3

Current results from data provided by constructors to date is shown in Appendix C.

4.0

Implications

4.1

With the completion of DH2 (Years 1 and 2) at the end of 07/08, as currently envisaged, a significant proportion of the external works to achieve decency will have been completed.

Total Stock @ 01/04/03 Rentable Dwellings	25,735
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Less

Demolish	10	
Street Properties	46	
Works to be completed in 06/07	7,358	
Works completed (DH1)	4,140	
Pilot Schemes	149	
Technical Adjustments	1,239	
Decent at 1 st April 03	3,884	
Regeneration and review estates	2,628	
Capital Works Adjustments	1,455	20,909

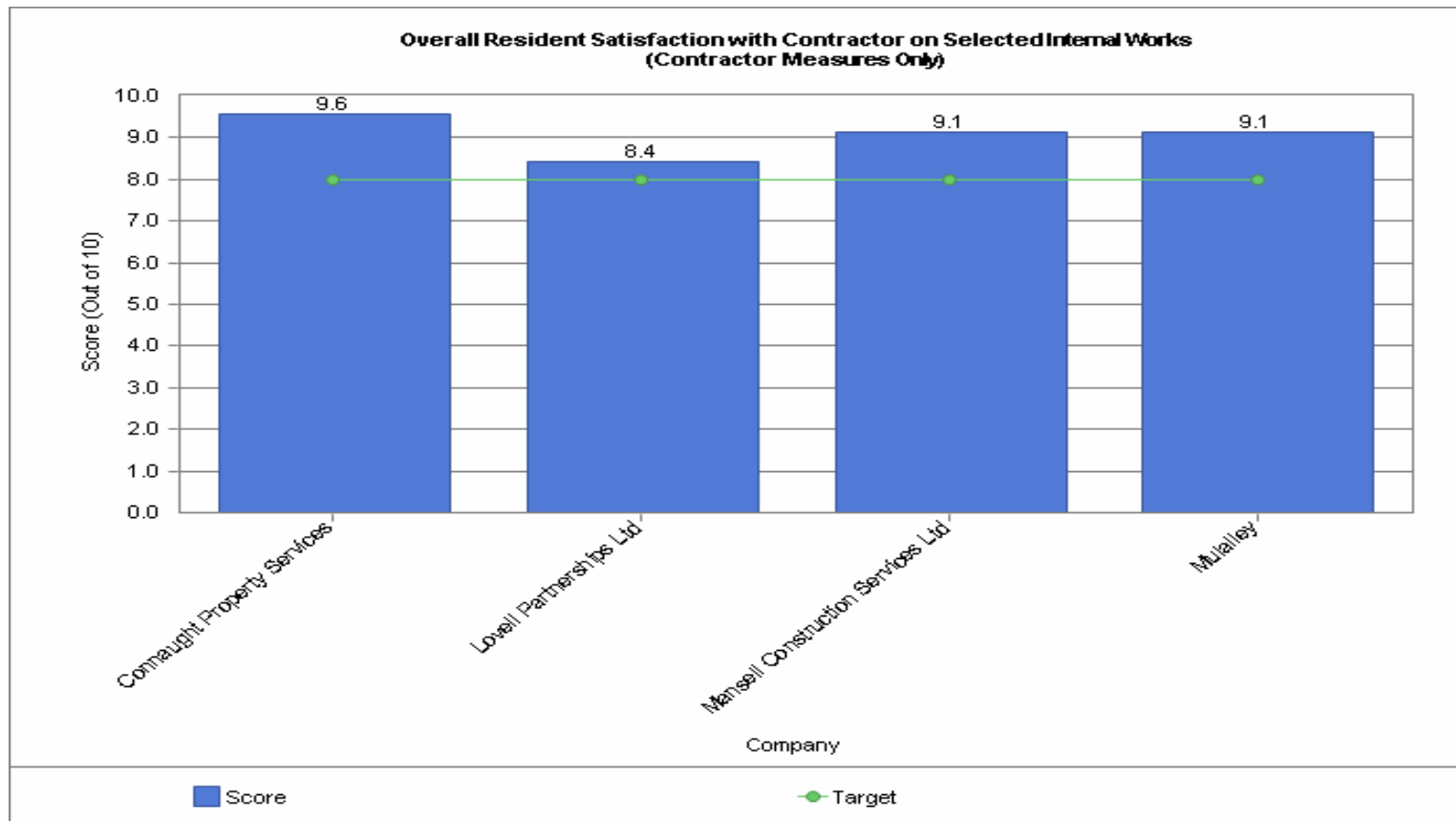
Less

Adjustment for right to buys	1,489
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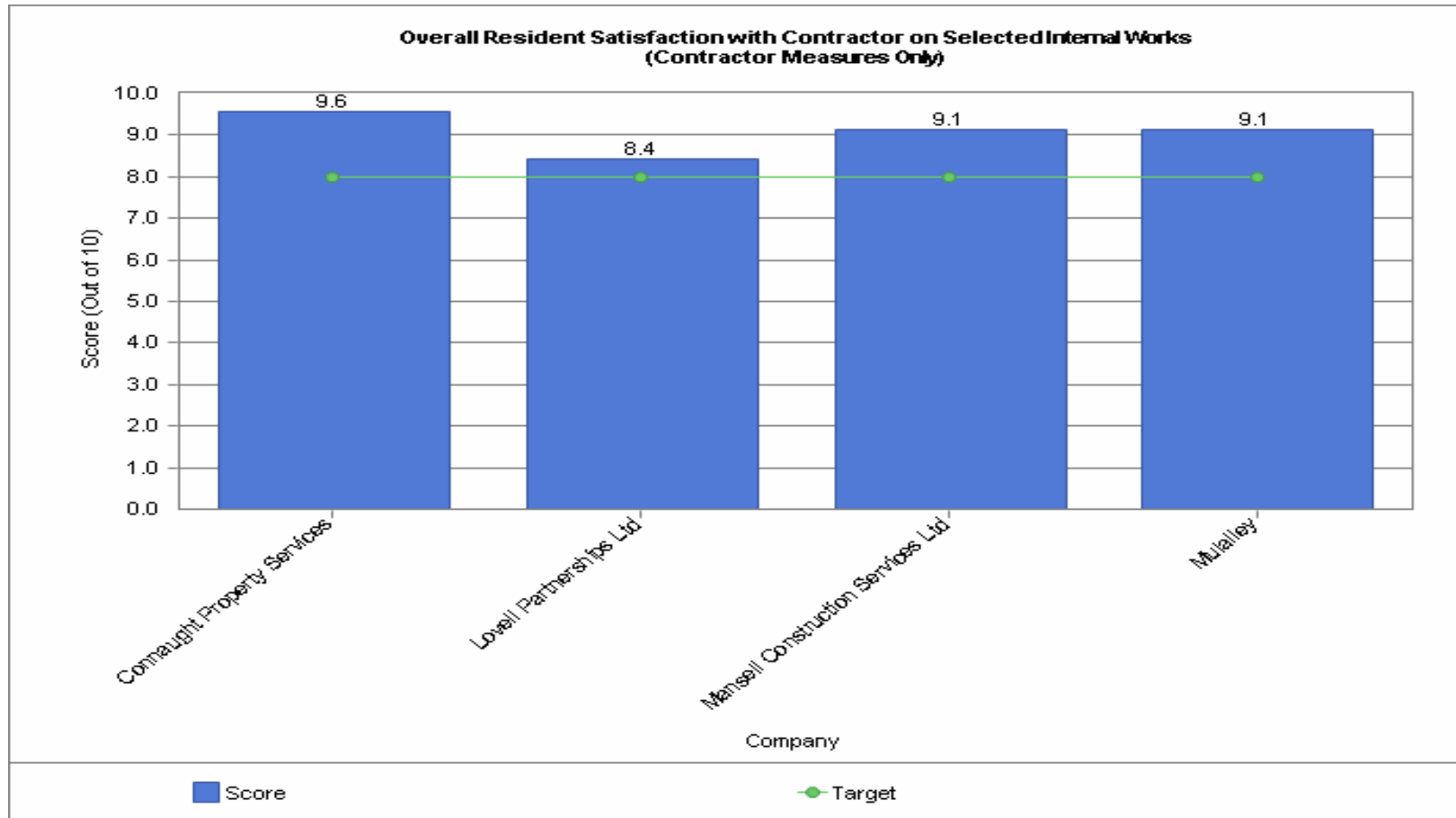
Externally Non-Decent	3,337
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This is illustrated in the graph attached as Appendix B:

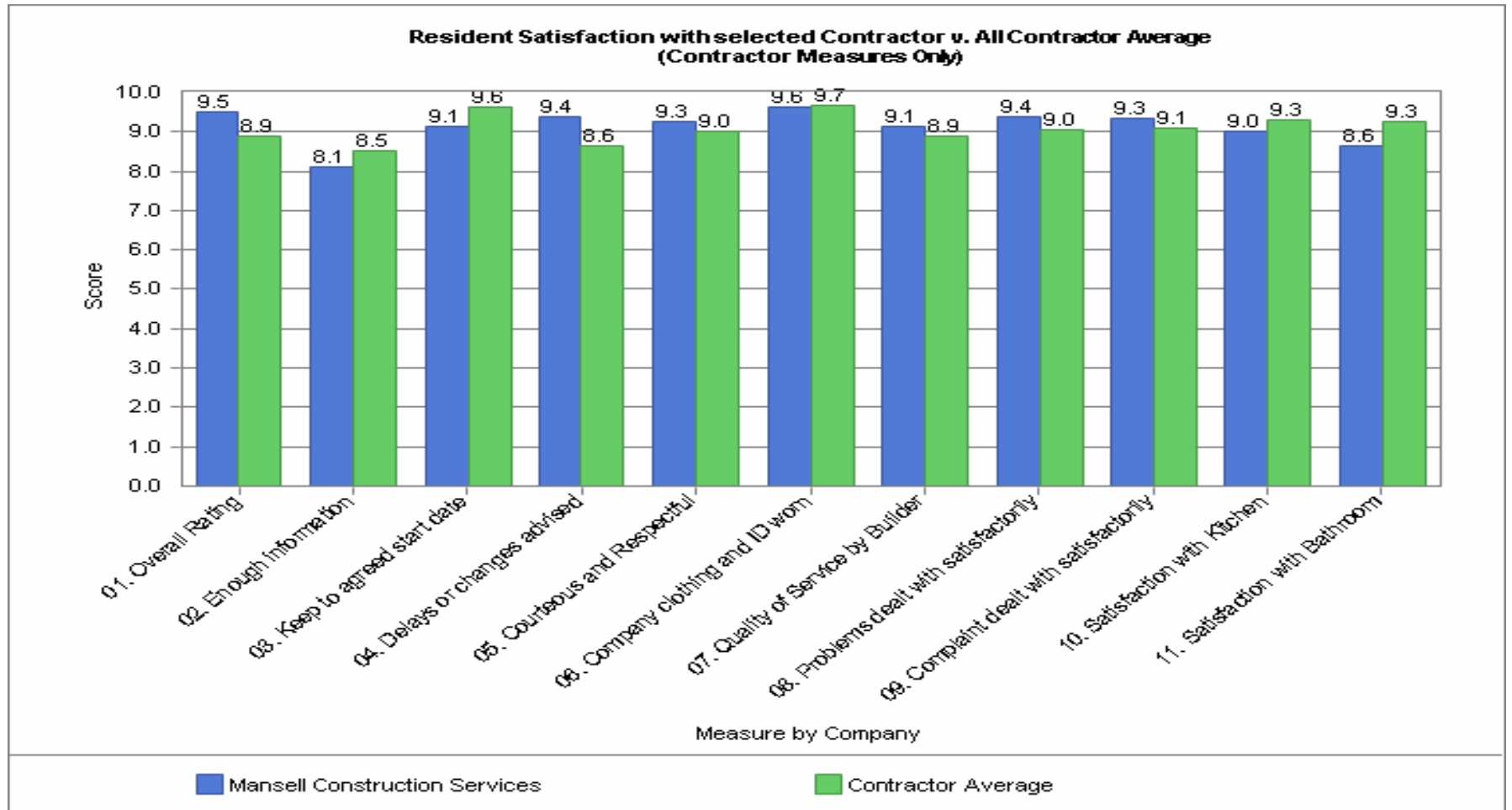
Decent Homes Phase 2 – KPI on Resident Satisfaction
First contract section of Kitchen and Bathrooms



Decent Homes Phase 2 – KPI on Resident Satisfaction First contract section of Kitchen and Bathrooms



Decent Homes Phase 2 – KPI on Resident Satisfaction First contract section of Kitchen and Bathroom



 <p>HackneyHomes In partnership with Hackney Council</p>	<p>HACKNEY HOMES BOARD 24 April 2006</p> <p>Decent Homes Programme</p>	<p>ITEM: 8</p>
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DECENT HOMES PHASE 2 KEY PERFORMANCE MONITORING

Summary

This report summarises the methods used and results of performance monitoring of the Decent Homes Phase 2 programme.

Background

A suite of 23 Key Performance Indicators has been produced to enable us to carry out extensive performance monitoring of the Decent Homes Phase 2 programme. The KPIs have been formulated in consultation with LBH Staff, Consultants and the Constructors in order to agree measures, targets and methods of collection.

A KPI software Programme named 'E-contract', has been procured. It is web-based and hence can be made available for use by any constructor or client in any location with web access. The software is used by many of our peer group authorities and we are in the process of setting up a Decent Homes specific benchmarking group of our peer authorities. The system will benchmark (compare) our performance against the performance of our peer authorities. This will also enable us to identify if our targets are (challenging).

Driving Improvement through Strategic Alliance and Core Groups

A review process has been developed to drive improvement. Results of KPI analysis will be reviewed at operational core groups. Constructors will be asked to provide reasons for poor performance and proposals for improvement. The Operational and strategic core groups will agree any changes needed as a result of the reviews

The Strategic Alliance This is the over arching body. They will be responsible for decisions that impact on the whole Strategic Alliance. It is made up of Alan Turner as The Hackney Client, Martin Weaver of HTC as Hackney Client Representative and the five Constructors. Residents and Supply Chain can be invited to meetings by the Alliance.

The Operational Core Group . There will be a group for each of the five contract areas. They will deal with week to week operation issues and review of KPI results. This group will agree changes need to operational practices to drive improvement. It is made up of Contract Programme Managers & others from

HTC as needed (client), Neighbourhood Investment Managers (Client), a Resident and a Project Manager from the Constructors.

The Strategic Core Group This is a higher level decision and policy making body. They receive information from the Core Group. It is made up of Hackney Senior Managers – Mekor Newman, Steve Tucker & Alan Turner) & the Constructors Directors . Residents and Supply Chain can be invited to meetings as appropriate.

Software training & Software review workshops for Client and Constructor staff has taken place. As a result we have substantially changed the software configuration to enable us to record performance per property on many of the KPIs. This will enable any individual properties where a satisfaction result is well below target to be flagged up for immediate attention. This should enable us to put things right at a much earlier stage, rather than wait for a monthly or quarterly review.

Resident Involvement

The Resident Satisfaction surveys questionnaires for Phase 2 were reviewed with residents before inclusion into the KPI pack.

Results of resident satisfaction and other KPIs will be reviewed with residents using existing Estate Committees or any future resident consultation structure in place as part of the ALMO. The purpose of the review with residents will be to provide a reality check on the resident satisfaction results and to discuss their views on how they would like us to improve on the way we carry out Decent Homes work.

Conclusion

The process we have in place to monitor key areas of performance on Decent Homes Phase 2 will be an effective tool in delivering the programme on time, on budget , to a high quality and with good resident satisfaction levels.

Outcome of analysis of KPI data for first 25 kitchen and bathrooms.

Work has been carried out on validation and analysis of the data entered into the KPI software for the first 25 Kitchen and Bathroom contracts. We have concluded that the system is not being used by HTC and the Constructors in the way it should be. Not all property data has been logged or logged against the correct

projects and there are concerns that less than favourable data is not being added. Written instruction has been given to HTC to immediately resolve this. Attached are graphs showing the result of analysis of the KPI software. This should be considered as for illustrative purposes only as it is considered the data is not robust enough for valid result to be produced.

As a result of our findings and reports from residents and Members, we have visited a number of residents who have completed the satisfaction forms to enable us to verify their responses and identify what the real issues are. The initial response from residents is that although there were problems during the works, they are very happy with their new kitchens and bathrooms. We have also held a meeting with one constructor Lovell. We are happy that Lovell have acknowledge some of the issues and have already put new procedures into place that is intended to drive up their resident satisfaction score. We will be following up with meetings with the other constructors to discuss our findings. This will enable us to be in possession of facts at the next Operational Meeting where specific instructions can be given to HTC and the constructors on what is expected of them to improve this situation

Update from Barbara Barton Performance and Information Manager at 13 March 2006

Overview of KPIs

The KPIs are split between the following 5 Fundamental KPIs that are deemed as critical success factors by Hackney Homes and there are 18 supplementary KPIs

Fundamental KPIs

- KPI 1a: Resident Satisfaction – Internal Work
- KPI 1b: Resident satisfaction - External Work
- KPI 1c: Response Rate Resident Satisfaction Questionnaires
- KPI 1d: Response Time for Defect Liability Repairs
- KPI 2: Predictability Cost – Project Section
- KPI 3a: Predictability Time – Project Section
- KPI 3b: Predictability Time – Unit
- KPI 4: Cost Differential
- KPI 5: Through-Put of Units Completed Differential

Supplementary KPIs

- KPI 6: Safety: Constructor
- KPI 7: Safety: Client
- KPI 8a Quality/Defects- Internal/Doors/Windows: Impact at Handover
- KPI 8b Quality/Defects- External: Impact at Handover
- KPI 9: Quality/Defects: Inspection
- KPI 10: Quality/Defects: Defects Liability Period
- KPI 11a: Draft Final Account – Constructor
- KPI 11b: Agree Final Account – Client
- KPI 12: Defects at Handover: Window Specialist to Constructor
- KPI 13a: Local Employment and Training. Number of Hackney Residents employed
- KPI 13b: Local Employment & Training. Number & Type of Trainees Supported
- KPI 13c: Local Employment and Training. School Support
- KPI 14: Environmental Impact - Construction Process / Waste Management
- KPI 15: Environmental Impact - Whole Life Product
- KPI 16: Project Innovation

- KPI 17: Overall Strategic Alliance Satisfaction
- KPI 18: Hackney Satisfaction with Constructor
- KPI 19: Hackney Satisfaction with Consultant(s)
- KPI 20: Constructor Satisfaction with Hackney
- KPI 21: Constructor Satisfaction with Consultant(s)
- KPI 22: Consultant(s) Satisfaction with Hackney
- KPI 23: Consultant(s) Satisfaction with Constructor

Decent Homes Update 18th March 2006

1. Introduction

The London Borough of Hackney's Decent Homes Programme will benefit around 19,000 homes out of a total of 25,000 rented homes in the Borough.

The first phase of work (Decent Homes1) foreshadowed the detailed investment strategy and the Decent Homes 2 programme, which was developed concurrently with stakeholders, including the Tenant's Convention.

The overall Investment Strategy is intended to ensure that all blocks are fully wind and weather-tight (ie DHS min) and that minimise tenant disruption by using the opportunity of the scaffolding and other access

means to carry out work to the Hackney Standard.

Internal works, such as kitchen and bathroom renewal to only those properties failing to meet the minimum Decent Homes Standard, will be undertaken as a separate phase of works.

As at April 2003 there were around 16,000 homes which failed the DH minimum standard by reason of issues relating to their kitchens and bathrooms. To date around 1,500 homes have had works to replace kitchens and bathrooms carried out or they are in current programmes. This implies that the numbers of renewals in future years must increase as external demands fall, in order to meet the DH standard by 2010.

The final phase of works to attain the Hackney Standard will be related to environmental improvements. If resources were available it is clear that some elements of the work would be prioritised in areas of the Borough or on estates where crime, fear of crime and anti-social behavior are current and serious concerns for residents and the Council.

An approach has been adopted towards the brief for Decent Homes 2 works, which will ensure that works briefs are not directed towards individual elements (such as windows roofs) but to the need to deal with the asset as a whole.

The surveys carried out by constructors will be the main determinant of the scope of works, subject to approval by the Client and by the addition of works (of improvement generally) required to meet the Hackney Standard.

2. BACKGROUND - DECENT HOMES 1

The first phase of works started in April 2003 and has recently completed. The contracts were procured through the London Housing Consortium (LHC) employing the PPC 2000 form of contract. The work was limited to window and roof renewal together with concrete repairs.

This approach took advantage of the procurement arrangements already in place through the LHC and allowed an early commencement of work at rates which took advantage of the buying power of the Consortium.

Two independent reviews of value for money were conducted during the course of the Phase 1 contracts and reported favourably.

In April 2003 the Council entered into two partnering contracts for the phase 1 works. The current estimated contract value is over £60m. The partnered contracts were procured through arrangements set up by the

London Housing Consortium.

The completed outputs from Decent Homes 1 are summarised in the table below:

Work Type	2003/4*	2004/5*	2005/6*	TOTALS*
Windows	1199	3728	384	5311
Roofs	1411	3261	569	5241
Conc. Repairs/Balcony renewals/other repairs	56	962	878	1896

* Units benefiting from works.

3. DECENT HOMES - CONTRACT STRATEGY AND PROCUREMENT

3.1 DECENT HOMES 2

For the Decent Homes 2 programme a different strategy was employed because of the more extensive nature of the works likely to be required in this phase (envelope works, internal works and environmental works)

The aim was to build on the experience of Phase 1 and to have the programme delivered by well organised and effective contractors with a proven track record in carrying out works with residents in occupation. The contractors must have demonstrated a well developed customer focus and a willingness to work with the Council to obtain value for money, maximise programme delivery and the creation of training and employment opportunities for residents in the Borough.

The procurement of large-scale multi-trade repair, renewal and improvement works presents a number of challenges for local authorities, not the least of which is the need to engage residents in the process whilst preserving discipline of the process. The process we employed had regard to the need reflect this issue.

Five contract areas were defined with boundaries that are largely contiguous with Neighbourhood Management boundaries. This is intended to develop a clear contractor/resident partnership over a period of several years.

Joint Officer and Resident Panels were formed for each contract area. These panels reviewed tender submissions, interviewed contractors and over a period of two weeks carried out visits to the offices and sites of each contractor. The panels reached consensus on a quality score for

each tenderer. The tender results were assessed on the basis of 50% on quality and 50% on price.

The Joint Officer and Resident Panels considered only the quality aspects of the bids. The financial review was carried out by external consultants.

Five constructors were recommended for acceptance at the Cabinet Meeting on 26th July 2004. The contract allows for all the Decent Homes works required to be carried out on a design and build basis over a period of at least 4 years at a budget estimate approved by Cabinet of £140m, under a PPC2000 partnering contract. **No further procurements to meet our refurbishment needs will be required for at least the next four years**

Tenders were invited on a Schedule of Rates basis, with the intention to move to Open Book Accounting as soon as possible. Contractors were in addition required to become a part of a Strategic Alliance with the Council and with one-another.

The possible practical and financial benefits of maximising the principles of partnering through the Alliance between the Partners was very evident and led to a shift in the pre-contract approach away from the conventional Schedule of rates as tendered, to a "basket of rates" approach that provided greater certainty of cost at the outset, which shared risk, improved cash-flow, reduced disputes in settling final accounts and required significantly less technical staff resources to implement.

In principle this "Basket Price" approach requires agreement between all the partners of a common price for a basket of work assumed to be required to meet the Client brief. Work discovered to be required which is not included in the basket may be agreed as a variation for which the contractor will receive an additional payment.

Common Basket Prices have been agreed with all Constructors in relation to Kitchens & bathrooms, surveys, scaffolding roofs, windows, heating and Asbestos removal.

In order to agree on a common price there has to be commonality of product/service and of approach between all partners as far as is practicable. Partners were therefore asked to indicate who their preferred supplier for the product or service required by the Client is. These preferred suppliers then made presentations to the Alliance on their services/products and what additionality they could bring to the contracts, given certainty of volumes and length of involvement in the supply chain.

Client involvement at this stage was via the supply chain identified by our

partners, not only to ensure that the product/services met our quality requirements but that the maximum benefit was obtained from offers that suppliers were willing to make in respect of e.g. cost, ongoing maintenance, guarantees, training, employment and environmental issues.

A series of workshops with officers, residents and constructors over several months assessed products, processes, maintenance issues on key elements.

An example of how this approach operates is the provision of professional services. These contracts are all Design & Build in nature and each contractor had included in their bid, the provision of survey and design resources. It was recognised that there would be substantial practical benefits if the survey and design resources could be common to all five constructors. Agreement was therefore reached with the Constructors that they would each appoint the same consultants to carry out surveys, schedule works and calculate the agreed maximum price (AMP) for the work. Such buying power has enabled the partnership to include a common web-based IT system to be included, to manage survey data, and circulate schedules of work and AMPs between partners.

The procurement by constructor partners of common suppliers of kitchen units, sanitary-ware, scaffolding, roofs and windows etc have been directed by the Client. The constructors working with the Council have only gone to suppliers suggested by and finally approved by the Alliance.

An evaluation by an external Quantity Surveying consultancy has indicated that in the first year of this contract, the estimated savings against the tendered rates of the agreed approach is around 35% and against the rates for Decent Homes Phase 1 the saving is over 10%.

4. Decent Homes 2 – Added Value.

These Added Value points are summarised below:

Scaffolding

Schedule/Basket Saving

- 1 Simplified method of measurement to reduce surveying time and increase accuracy of AMP
- 2 Guaranteed source of scaffolding contractors that will be used across all 5 constructors
- 3 Scaffolding Focus Group to look at ways of recruiting local labour

Flat Roofs

Schedule/Basket Saving

- 1 Guaranteed continuity of supply
- 2 Local Training initiatives with Hackney College
- 3 Local Labour initiatives – Surveyors, store keepers, administration
- 4 Safer installation – Improved safety standards
- 5 Extended life cycle – 40 years
- 6 Warranty Periods 20 years with option to extend by a further 10 years
- 7 Additional Services – Planning, Building control, Structural Engineering
- 8 Standards and Specification incorporating the latest technologies
- 9 Schedule of basket costs to minimise surveying input and professional services support
- 10 Pricing structure on a block by block basis
- 11 Volume Discounts
- 12 Production of survey reports
- 13 Future support with inspections in year 1, 10 & 20
- 14 I.T. support and monitoring
- 15 Willingness to value engineer
- 16 Supply chain agreements
- 17 Central material storage and distribution
- 18 Preparation for future green roof cover at no extra cost, however ready for future grant aid

Windows

Schedule/Basket Saving

- 19 Single Extrusion Supply
- 20 Relationship – Supply/Manufacturer/Fix
- 21 Uniform Ironmongery for ease of future maintenance
- 22 Customer Care Policy – Tenant satisfaction including curtain rail removal/re-fixing and moving furniture if required
- 23 Guarantee continuity of supply
- 24 Local Training initiatives
- 25 Local Labour recruitment – window installers, storekeepers, surveyor
- 26 Green Policy – Aiming for Vinyl 2010 compliance
- 27 Removal and recycling of glass at small additional cost
- 28 Warranty Periods – 30 years
- 29 Additional Services – Planning, Building control etc.
- 30 Standards and Specification incorporating the latest technologies
- 31 Schedule of costs by single sheet matrix
- 32 Volume Discounts

- 33 Pricing structure on a block by block basis
- 34 Production of survey reports
- 35 Integral identification marking
- 36 I.T. support and monitoring
- 37 Willingness to value engineer
- 38 Supply chain agreements
- 39 Central material storage and distribution

Kitchen and Bathrooms

Schedule/Basket Saving

- 40 Basket Pricing structure
 - 41 Enhanced carcass quality
 - 42 Tenant Choice
 - 43 KPIs – monitoring the works
 - 44 Customer Care Policy – Tenant satisfaction
 - 45 Guarantee continuity of supply
 - 46 Local Training initiatives
 - 47 Local Labour recruitment – surveyor, storekeeper
 - 48 I.T. support and monitoring
 - 49 Willingness to value engineer
 - 50 Supply chain agreements
 - 51 Easy fix installation process

Surveying

Schedule/Basket Saving

- 52 I.T. support and monitoring
- 53 Independent Advice
- 54 Single company to give continuity of reporting
- 55 Up to date stock assessment

5. Developing Neighbourhood Investment Plans and Estate Plans

At the core of our investment strategy is the development of Neighbourhood Investment Plans, taking a view (initially to 2010/11) of investment needs and priorities at neighbourhood level.

A transparent mechanism for using the stock data gathered by our condition survey, validating it with residents and officers and converting it into annual programmes of work was developed. This was approved by Cabinet in July 2004.

The notional programmes derived were the focus for detailed review with Tenants and Residents Associations and officers. After detailed consultation and estate walkabouts to validate the survey outcomes and priorities derived, the Neighbourhood Investment Boards met and considered the Year 1 (2005/6) programmes. These were approved and were subsequently agreed by the Lead Cabinet Member for Housing and the Director of Housing.

This detailed first year programme has been provided to the Decent Homes 2 constructors, who have commenced work.

This process of validation and consultation on programmes for the remaining period until 2010/11 is continuing. It is intended that constructors be instructed to survey the Year 2 programme early in 2006/7.

There are several components to the investment which the Council Makes on its' estates:

- Decent Homes Programmes
- Planned Maintenance
- Routine Servicing
- Works to void properties
- Responsive repairs
- Review (and Regeneration) Estates

The Development of an Asset Management Plan focusing on the integration and coordination of Planned Investment Activity into a series of Estate Plans over the period 2006 - 2011 is in hand and will complete in the Autumn. These Estate Plans will link to servicing requirements and responsive repair demands on the estates in question. Programmes of interim repair works for Review and regeneration estates are being developed.

In addition, NDC funded work in Shoreditch which LBH are delivering for the Shoreditch Trust, must be integrated into the overall Estate plans and investment strategy.

The programmes derived from the Plans will be validated through consultation with managers, maintainers, TRAs and other stakeholders.

6. Accountability and Monitoring

Neighbourhood Investment Boards (NIBs) have been created in each area. The Boards are made up of Residents, officers and Councillors.

Their initial focus in their first four meetings was consideration of the issues associated with the Stock Options appraisal. They have now moved to consideration of their longer term role, that of monitoring the delivery of Planned Investment in their neighbourhood. This role under the ALMO will be undertaken by the

The NIBs currently report to Neighbourhood Panels. They consider and comment on annual programmes of work and Estate Plans and officers will be accountable for reporting progress on delivering both Decent Homes programmes and Planned Maintenance programmes and Estate Plans in their area.

7. Summary

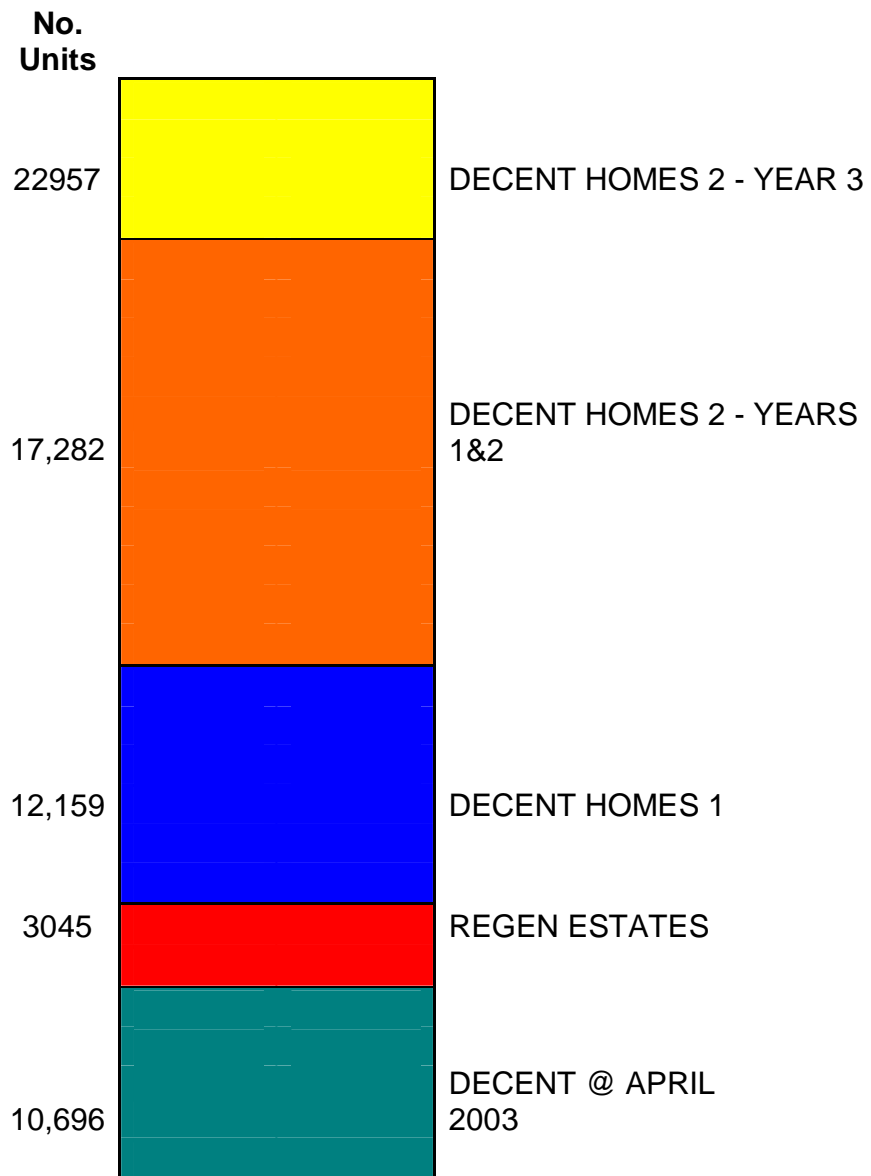
- The Decent Homes 2 procurement has received national recognition. The Society of Procurement Officers award for excellence was awarded to the Council in November 2005 and in March 2006 the Council was highly commended in the Local Government Chronicle awards for excellence in procurement. The Council was also the first borough in London to achieve Client Charter status from the DTI. Constructing Excellence in London has given approval to Decent Homes 2 as a National Demonstration exemplar project.
- The Resident Toolkit has been completed. Works have started on over 500 new kitchens and bathrooms, of which 371 have been completed to date.
- Constructors have carried surveys and scheduling of works to over 3,000 units externally and almost 1,400 units internally.
- Consultation meetings have been held on over 35 estates.
- An agreed Maximum price has been submitted by constructors for the bulk of the Year 1 programme.
- Around 70 planning applications have been submitted and 23 approved to date.
- Scaffolding on blocks and street properties has commenced and S.20 letters are going out to leaseholders.
- All estates in the Year 1 programme will shortly see a notice board which provides information about what is to be done, to which



blocks and when the work will start.

- Agreement with Shoreditch Trust over the development, procurement and delivery of their programme of Rolling Refurbishment has been agreed and almost £1.5m of work should be completed by the end of March 2006.
- The NIBs have been consulted on the Year 2 programme, which will commence later this year. The Year 2 programme will benefit around 4,000 homes externally.
- The Hackney Standard is being achieved in stages. Decent Homes Phase 1 dealt with the worst of the most immediate problems. Decent Homes 2 addresses the external needs as a priority but additional resources are likely to be required to complete DH2. The third stage of attaining the Hackney Standard is to agree and deliver a range of works intended to meet resident aspirations for the long term sustainability of their homes and environment. The attainment of this third stage of investment is entirely dependent upon attainment of DH2 and the availability of resources.
- Consultation on the scope of the Hackney Standard remains to be completed.

Alan Turner
Head of Housing Construction
London Borough of Hackney
18th March 2006

**DECENT HOMES PLAN
EXTERNAL DECENCY**



 <p>HackneyHomes In partnership with  Hackney Council</p>	<p>HACKNEY HOMES BOARD 24 April 2006</p> <p>Woodberry Down Regeneration</p>	<p>ITEM: 9</p>
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Woodberry Down Regeneration Programme Key Decisions Reports

The following decisions related to the regeneration of Woodberry Down have been made:

Date of Decision	Title	Details of Decision
June 2002	<i>Housing Capital Programme 2002/03 Woodberry Down Estate Regeneration Work Programme Update</i>	Cabinet report updating on progress establishing a consultative group, the submission of appraisal applications to the SRB6 Partnership Board for SRB grant and the placing of an OJEC notice for the selection of a Principal Development Partner.
November 2002	<i>Woodberry Down Regeneration Programme – The Next Steps:</i>	Cabinet Decision in respect of Cost Option 3a and the ‘in principle’ disposal of the Former School Site to English Partnerships
January 2004	<i>Woodberry Down Regeneration Programme – The Next Steps</i>	Cabinet Decision in respect of stock transfer and the disposal of the former School Site to Developer X
March 2004	<i>Approval of Consultation Draft Supplementary Planning Guidance for Woodberry Down Estate and Lower Lea Valley</i>	Cabinet report informing Cabinet of a planned consultation programme on the Woodberry Down and Lower Lea Valley Area Action Plans that will be adopted as Supplementary Planning Guidance following consultation and revision as required.
June 2004	<i>Woodberry Down Regeneration Programme: Towards a Total Living Environment Part A:</i>	Cabinet Decision on various matters to ‘Kick Start’ the regeneration

Date of Decision	Title	Details of Decision
July 2004	<i>Woodberry Down Area Action Plan:</i>	Cabinet approval for adoption of the Woodberry Down AAP as Supplementary Planning Guidance
October 2004	<i>Woodberry Down: Towards a Total Living Environment Part B</i>	Cabinet decisions on various matters, including the decision to withdraw the Former School Site from sale.
November 2004	<i>Woodberry Down Staffing Structure</i>	Delegated Authority Report on staffing arrangements for the Woodberry Down Regeneration Team.
November 2004	<i>Woodberry Down – Former School Site – Part A – Appropriation to the Housing Revenue Account [HRA]</i>	Cabinet decision to appropriate at full market value the Former School Site at Woodberry Down from the Council's General Fund to the HRA under Section 122 of the Local Government Act 1972.
December 2004	<i>The Future of the Housing Service Stock Investment Options – (Test of Opinion) – Part 2</i>	
January 2005	<i>Woodberry Down (Former School Site) Part B – Development Strategy for this Site and the Three Kick Start Sites</i>	Cabinet decision on various matters including agreeing the outline development strategy for the Former School Site and three Kick Start Sites as the first phase of the regeneration scheme and approval that the "Outlying Estates" no longer be considered as part of the regeneration scheme.
January 2005	<i>Robin Redmond Resource Centre – Future Management of Facility</i>	Cabinet decision to confirm the urgent action to re-opening the RRRC precipitated by the announcement by the RRRC Management Committee that they would be vacating the Centre and closing the facility due to lack of funds
February 2005	<i>Woodberry Down Capital Programme 2005/07</i>	
March 2005	<i>Woodberry Down: Towards a Total Living Environment Part C</i>	Cabinet decision on various matters including agreeing the development strategy for the Former School Site and three Kick Start Sites as a Partnered Approach to the first phase in line with the Urban Design Framework and eventual Stock Transfer.

Date of Decision	Title	Details of Decision
May 2005	<i>Robin Redmond Resource Centre – Future Management Proposals</i>	Cabinet decision to implement new interim management arrangements for the RRRC to ensure it remains open as a vital facility for the community in the North East of the Borough, pending completion of the Priority Community Facility.
June 2005	<i>Woodberry Down: Education Requirements Arising from Regeneration of Woodberry Down</i>	Cabinet Decision on various matters related to education requirements on Woodberry Down.
July 2005	<i>Woodberry Down Regeneration: Procurement of Kick Start Demolition Contractor (RP4)</i>	Cabinet decision for award of the Kick Start Sites demolition contract to Tenderer 1.
July 2005	<i>Vulnerable Leaseholders Policy</i>	Cabinet decision on indicators for vulnerability within leaseholders and the mechanism for deciding the outcome of cases.
November 2005	<i>Woodberry Down: Towards a Total Living Environment Part D (Section 1 & 2)</i> <i>Section 2 titled “Procurement of Developer/Consortium for the Former School Site and the three Kick Start Sites” (RP4)</i>	Cabinet decision on various matters including agreeing the developer consortia for the Former School Site and three Kick Start Sites.
March 2006	<i>Woodberry Down: Towards A Total Living Environment – Part E</i>	Cabinet report on the details of the draft Principal Development Agreement (PDA) between the Council and Berkeley Homes (South East London) and Berkeley Homes (Capital) PLC. Proposals for a new Health Centre.

RECORD OF DECISIONS OF THE CABINET

Date of meeting: 27th March 2006
Completed by GREG LANE; Tel No: 020 8356 3302 on 27.03.06
Call-in by (date): Tuesday 4th April 2006
Call-in contact BEN VINTER; Tel No: 020 8356 3441

Agenda Item No.	Decision taken	Reason for the decision	Options considered and rejected	Background papers	Contact officer's details
3.	<p>(SPECIAL URGENCY) LAND TRANSFER FOR PROPOSED NEW ACADEMY AT MORNING LANE – Report of the Cabinet Member for Education</p> <p>AGREED:</p> <p>1. Note and approve the DfES feasibility study of the Morning Lane sites. It should be noted that the study is currently with DfES for final agreement.</p> <p>2. Approve in principle the subsequent land transfers to the new Academy Trust subject to the outcome of the feasibility study and site investigations and the consequent financial assessment of the viability of the scheme.</p>	<p>Special Urgency</p> <p>The DFES academies board wrote to the learning trust 20th March 2006 advising that approval for a fourth academy in the east of the borough has been deferred pending site feasibility.</p> <p>In order to progress this scheme an urgent decision is sought to:-</p> <ul style="list-style-type: none"> Note and agree the feasibility study and 		<p>Building Schools for the Future Strategic Business Case</p> <p>School Organisation Plan</p> <p>City of London Academies Expression of Interest</p>	<p>John Stevens ☎020-8356 2649</p>

Agenda Item No.	Decision taken	Reason for the decision	Options considered and rejected	Background papers	Contact officer's details
	3. Should the feasibility demonstrate that the site were unviable for a city academy, then an alternate site may be sought for the academy	<p>site investigations currently under consideration by the DFES and</p> <ul style="list-style-type: none"> • Agree in principle the subsequent related site transfers to the new academy trust subject to the outcome of the study and site investigations and the consequent assessment of the affordability and viability of the scheme. 			
6.	<p>HACKNEY TRANSPORT STRATEGY AND LOCAL IMPLEMENTATION PLAN [FP NO 01.03.06] – Report of the Cabinet Member for Regeneration and Partnerships</p> <p>AGREED:</p> <p>1. Request Council to approve the family of</p>	As a key element of the Community Strategy, the role of the Hackney Transport Strategy is to provide Hackney with a renewed focus on transport by providing a strategic framework to		<p>Hackney Local Implementation Plan (LIP)</p> <p>Hackney Transport Strategy</p>	<p>Andy Cunningham</p> <p>Tel: 020 8356 6657</p>

Agenda Item No.	Decision taken	Reason for the decision	Options considered and rejected	Background papers	Contact officer's details
	<p>documents that comprise the Hackney Transport Strategy and Local Implementation Plan (LIP). The documents to approve include:</p> <ul style="list-style-type: none"> ▪ Hackney Transport Strategy ▪ Hackney Local Implementation Plan (LIP) ▪ Hackney Cycle Plan ▪ Hackney Road Safety Plan ▪ Hackney School Travel Plan <p>2. Instruct the Chief Executive to submit the Local Implementation Plan, once approved, for GLA approval in accordance with the Transport for London (TfL) LIP guidance.</p> <p>3. If required, authorise the Chief Executive to agree minor changes to the Transport Strategy and Hackney LIP in consultation with the Mayor and Members. (Amended recommendation)</p>	<p>take forward transport initiatives over the next 5 years and beyond.</p> <p>The Hackney Transport Strategy provides the framework for a number of other key plans including the Road Safety Plan, Cycling Plan, School Travel Plan, Parking Enforcement Plan and the Local Implementation Plan.</p>		<p>Hackney Road Safety Plan</p> <p>Hackney Road Safety Plan</p> <p>Hackney School Travel Plan</p> <p>All documents are located at the Streetscene office, Reading Lane E8</p>	
7.	<p>HACKNEY CHILDREN AND YOUNG PEOPLE'S PLAN (CYPP) 2006-09 [FP NO 01.12.06] – Report of the Cabinet Member for Children and Young People</p>	<p>The CYPP is an important element of the reforms underpinned by the Children Act 2004 and Local authorities now have</p>		<p><i>A Good Place to Grow Up</i> [Action Plan 2005-06] Feb 2005</p>	<p>Paul Adnitt (TLT) Tel:020 8820 7113</p>

Agenda Item No.	Decision taken	Reason for the decision	Options considered and rejected	Background papers	Contact officer's details
	<p>AGREED:</p> <p>Request Council to endorse the final draft of the CYPP (attached at Appendix 1), which becomes 'live' on 1 April 2006.</p>	<p>a duty to lead on the production of a single, strategic, overarching plan for all services affecting children and young people.</p>		<p>HM Government Guidance on Children and Young People's Plan (DfES) Sep 2005</p>	
8.	<p>REVIEW OF BROADWAY MARKET CONSERVATION AREA [FP NO 02.01.06] – Report of the Cabinet Member for Regeneration and Partnerships</p> <p>Regulatory Committee considered the report at its meeting on 22nd March where a number of amendments to the content of the report were made. These amendments were tabled at the meeting of Cabinet</p> <p>AGREED:</p> <p>To request Council to agree:</p> <p>1. That the area shown on the plan, attached as annex B, be designated as an extension to the existing Broadway Market</p>	<p>This report recommends that the conservation area appraisal prepared for the existing Broadway Market Conservation Area be adopted by the Council. The appraisal describes the special characteristics of the area and offers guidance on what form of development would be appropriate in the future. It also recommends an extension of the existing Conservation Area, following public consultation.</p>		<p>Broadway Market Conservation Area Appraisal (Apps A: attached)</p> <p>Broadway Market Conservation Area Map (Appendix B: attached)</p> <p>Consultation Methodology(Appendix C:</p>	<p>Simon Ramsden Tel: 020 8356 8033</p>

Agenda Item No.	Decision taken	Reason for the decision	Options considered and rejected	Background papers	Contact officer's details
	<p>Conservation Area, as provided for under Section 69 of the Planning (Listed Buildings & Conservation Areas) Act 1990. Also that (a) officers carry out the notification and publicity required under section 70 of the Act and (b) the designation be registered as a local land charge.</p> <p>2. That the conservation area appraisal prepared for the area, attached as annex A, be adopted as supplementary planning guidance by LBH.</p> <p>3. That officers be authorised to consider preparing for public consultation draft Article 4 directions (where appropriate), under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995.</p> <p>4. The report incorporating the amendments of Regulatory Committee</p>			<p>attached)</p> <p>Council's Unitary Development Plan (Planning Dept. 1995)</p> <p>PPG15: Planning and the Historic Environment (Planning Dept. Sept 1994)</p> <p>Broadway Market Conservation Area: Proposals for Consideration(Planning Dept. May 1995)</p>	
9.	WOODBERRY DOWN: TOWARDS A	This report contains the			Robin Smith

Agenda Item No.	Decision taken	Reason for the decision	Options considered and rejected	Background papers	Contact officer's details
	<p>TOTAL LIVING ENVIRONMENT – PART E [FP NO 02.06.06] – Report of the Cabinet Member for Housing</p> <p>Following consideration at the meeting recommendations 5,6,7,8 and 10 were not agreed as it was decided that further consultation was required. A report covering these recommendations will be brought before May Cabinet for further consideration following further consultation between the Cabinet Member for Housing, Woodberry Down EDC and residents.</p> <p>AGREED:</p> <ol style="list-style-type: none"> 1. To authorise the Council to enter to the Principal Development Agreement (“the PDA”) with Berkeley Homes (South East London) Limited and Berkeley Homes (Capital) PLC for the development of the Kick Start Sites with provision of the social units and community facilities and disposal by long lease of the Kick Start Sites or parts thereof, on substantially the terms set out in the PDA annexed at Exempt Appendix 1 (a summary of the key points of the PDA is set out in para 	<p>draft Principal Development Agreement with Berkeley to govern the first phase of the regeneration on Woodberry Down.</p> <p>The report also covers the proposed partnership with the City & Hackney Primary Care Trust (CHPCT) regarding a replacement for the John Scott Health centre.</p>			<p>Tel: 020 8356 1713/5723</p>

Agenda Item No.	Decision taken	Reason for the decision	Options considered and rejected	Background papers	Contact officer's details
	<p>7.5), subject to consent from the Office of the Deputy Prime Minister;</p> <p>2. To authorise the Council's Chief Legal Advisor to submit the Principal Development Agreement to the Deputy Prime Minister for the grant of all appropriate statutory consents;</p> <p>3. To authorise the Corporate Director of Neighbourhoods and Regeneration, subject to such consents being received, to conclude the final terms of the Principal Development Agreement and all ancillary and supporting documents (including the making of such amendments as they may consider appropriate in their opinion to effect completion) and to execute and complete such documents on behalf of the Council;</p> <p>4. That the Council grants Berkeley Homes a licence for the establishment of an early site presence on the Former School Site that includes a staffed site office, show room, and a landscaped area</p>				

Agenda Item No.	Decision taken	Reason for the decision	Options considered and rejected	Background papers	Contact officer's details
	<p>surrounding the temporary facilities, subject to Planning Consent (refer to para 8.3). Licence terms to be agreed by the Council's Property Services.</p> <p>5. Agree that the decant of Pewsham House proceeds forthwith, to prepare for the possibility of a new Health Centre to replace the John Scott Centre, and to agree appropriate financial provision in the Capital Programme of £130,000 for Home Loss and Disturbance payments and £130,000 for void enhancement works (should the need to double decant tenants arise), subject to approval of a Capital Bid (refer to para 9.13). (Recommendation withdrawn)</p> <p>6. Authorise the issuing of Ground 10 and Demolition Notices in respect of tenanted properties in Pewsham House (refer to paras 9.14 & 9.15) (Recommendation withdrawn)</p> <p>7. Authorise the repurchase of leasehold interests in Pewsham House, consisting of 6 properties with a current estimated total cost to repurchase of £1,015,180</p>				

Agenda Item No.	Decision taken	Reason for the decision	Options considered and rejected	Background papers	Contact officer's details
	<p>and agree appropriate financial provision in the Capital Programme subject to full inspection and valuation and approval of a Capital Bid (refer to para 9.16). (Recommendation withdrawn)</p> <p>8. Approve the making of The London Borough of Hackney (Woodberry Down) (Number Two) Compulsory Purchase Order in exercise of its powers under section 226(1)(a) of the Town & Country Planning Act 1990 as amended by the Planning & Compulsory Purchase Act 2004 in respect of the properties identified in Appendix D in order that the CPO process may be commenced in the event that, should negotiated agreements be not reached on the repurchase of any of the properties, it will be possible to compulsorily acquire them (refer to para 9.17). (Recommendation withdrawn)</p> <p>9. Approve the site acquisition of the three large detached houses on Woodberry Down (8, 10 and 10A), with a current estimated cost to repurchase of £2,900,000 and agree appropriate</p>				

Agenda Item No.	Decision taken	Reason for the decision	Options considered and rejected	Background papers	Contact officer's details
	<p>financial provision in the Capital Programme subject to full inspection and valuation and approval of a Capital Bid (refer to para 9.18). Should CHPCT decide not to pursue the replacement facility, delegate authority to the Director of Finance to approve the site acquisition of the three houses provided a financially viable business case for the redevelopment of this site can be made (refer to para 9.11).</p> <p>10. Agree the demolition of Pewsham House and the three adjacent semi-detached houses on Woodberry Down, subject to Prior Approval/Planning Consent, and agree appropriate financial provision in the Capital Programme of £210,000 subject to approval of a Capital Bid, and to report back to the Procurement Board at Review Point 4 (RP4) for the appointment of the demolition contractor (refer to para 9.19). (Recommendation withdrawn)</p>				
10.	INTERNAL AUDIT CONTRACT [FP No 03.01.06] – Report of the Mayor	Internal audit is a key element of the Council's corporate governance		CIPFA Code of Practice for Internal Audit	Mark Eltringham Tel: 020 8356

Agenda Item No.	Decision taken	Reason for the decision	Options considered and rejected	Background papers	Contact officer's details
	<p>Cabinet Audit, Finance and Procurement Committee considered this report at its meeting on 21st March and commended it to Cabinet.</p> <p>AGREED:</p> <ol style="list-style-type: none"> 1. Note the decision making and selection process outlined in this report. 2. Agree the proposal to award the five year contract to commence 1st April 2006 to 31st March 2011 to Contractor B for £4.140M for five years. 3. Authorise the Deputy Director of Law and Democratic Services to draw up the necessary documentation to enter into the contract with the recommended Contractor. <p>The Mayor announced the successful bidder (Contractor B) was PriceWaterhouseCoopers</p>	<p>infrastructure. This report seeks approval to award a five-year contract to undertake the provision of internal audit services to Contractor B.</p>		<p>in Local Government in the United Kingdom 2003</p> <p>Audit and Anti-Fraud Division's Revenue Estimates 2005/6</p> <p>Councillors' Guide to Local Government Finance 2005</p> <p>Audit and Anti Fraud Division Keltan House</p>	<p>3119</p>
11.	<p>SUPPORTING PEOPLE STEADY STATE CONTRACTS FOR VULNERABLE PEOPLE 2, PHYSICAL DISABILITIES, HIV, YOUNG PEOPLE AND PEOPLE WITH LEARNING DIFFICULTIES. [FP No 03.02.06] – Joint</p>	<p>This report requests authority for the award of 43 Steady State contracts plus 12 Steady State contracts with 29</p>			<p>Veronica Hafizi Tel: 020 8356 5768</p>

Agenda Item No.	Decision taken	Reason for the decision	Options considered and rejected	Background papers	Contact officer's details
	<p>Report of the Cabinet Member for Social Care, Diversity and Customer Services and Children & Young People.</p> <p>Cabinet Audit, Finance and Procurement Committee considered this report at its meeting on 21st March and commended it to Cabinet.</p> <p>AGREED:</p> <ol style="list-style-type: none"> 1. To the award, under procurement review stage 4 of nineteen (19) Steady State contracts for three years duration with a possible two year extension period, as listed in Exempt Appendix 1. All prices will be subject to Value for Money negotiations and any specific review issues. These contracts to be exempt from competition under Contract Standing Orders 6.3.1. 2. To the award, under procurement review stage 4 of twenty seven (27 - Exempt Appendix 2) plus twelve (12 – Exempt Appendix 3) Steady State contracts for 	<p>providers for the provision of Supporting People Services for Vulnerable People Services 2, which includes, Rough Sleepers, Young People, Refugees, Physical Disabilities, HIV, Substance Misuse (Learning Difficulties, Homeless Families and Generic Services.</p>			

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	<p>one or two year's duration as listed in Exempt Appendices 2 and 3. All prices will be subject to Value for Money negotiations and any specific review issues. These contracts to be exempt from competition under Contract Standing Orders 6.3.1.</p>				
12.	<p>HOUSING TRADING SERVICES - SUPPLY CHAIN SUB-CONTRACTING [FP No 03.03.06] – Report of the Cabinet members for Housing</p> <p>Cabinet Audit, Finance and Procurement Committee considered this report at its meeting on 21st March and commended it to Cabinet.</p> <p>AGREED:</p> <ol style="list-style-type: none"> Options appraisal alternative D. Qualified approval [review point 2] to invite competitive tenders based on the most economically favourable bid for Hackney Trading Services [HTS] subcontracting requirement across all current works 	<p>This report addresses the provision of supply chain subcontracting for Housing Trading Services. Trading Services is Housing's main delivery vehicle for effective facilities management, maintaining the asset base and driving innovation in service delivery in the areas that matter most to residents.</p>	<p>Option A – Do nothing</p> <p>Option B - Developing specialist capabilities in house</p> <p>Option C - Formally tender subcontract packages as large Measured Term Contractors using maximum aggregation</p> <p>(Preferred Option) Option D – Mixed Economy</p>		<p>Peter Lovell Tel:020 8356 6952</p>

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	<p>schedules over the next three years, with the option to extend. Approximate annual value £11M - see Appendix A which illustrates the draft packages</p> <p>3. The use of a matrix tendering arrangement that will facilitate contractors bidding across schedules at optional turnover bands.</p> <p>4. In accordance with the Monitoring Officers comment in Section 7.4, allow flexibility within Official Journal of the European Union [OJEU] Notice to facilitate the exempting of small lots from this tendering arrangement in order to retain the possibility of preserving an element of the works for an extension the current Supply Chain Partnering at a reduced volume within the EU procurement exemption thresholds for small lots.</p> <p>5. Conditional on the resolving of issues raised by the Monitoring Officer in Section 7.4 a-c approval to continue the current waiver to Standing Orders (Contract Regulations Section 2 - Procurement Procedures) to enable works to be issued</p>				


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	to Supply Chain Partners [SCP] outside out normal Council tendering requirements.				
13.	<p>HOUSING TRADING SERVICES: MATERIALS [FP No 03.04.06] – Report of the Cabinet Members for Housing</p> <p>Cabinet Audit, Finance and Procurement Committee considered this report at its meeting on 21st March and commended it to Cabinet.</p> <p>AGREED:</p> <p>1. That Trading Services embarks on a materials procurement exercise to include:</p> <ul style="list-style-type: none"> • Consultation , • Market research and development, • Advertisement; • Short listing of suitable applicants; • Development of tender documents. 	This report outlines a framework for materials procurement by Trading Services and provides information on options for the future procurement of materials.	<p>Option 1 - Single supplier for all items:</p> <p>Option 2 - Primary and secondary suppliers for all materials</p> <p>Option 3 - Primary supplier for each materials type</p> <p>(Preferred Option)</p> <p>Option 4 - Multiple suppliers at agreed rates. This will maintain a flexible and competitive resource ensuring continuity of supply.</p>	Building Supplies Report, Cost Saving Opportunities, (KPMG) August 2003	Peter Hayter Tel: 020 8356 6910 Jerry Austin Tel:020 8356 6913

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14.	<p>CCTV - ADOPTION OF POWERS UNDER THE LONDON LOCAL AUTHORITIES AND TRANSPORT FOR LONDON ACT 2003 [FP NO 03.06.06] – Report of the Deputy Mayor</p> <p>Regulatory Committee considered the report at its meeting on 22nd March where further recommendations to the report were made. They recommended to Cabinet that:</p> <p>i) the mobile Smart Car camera be clearly marked and identifiable to motorists</p> <p>ii) local ward Councillors be alerted if the mobile Smart Car camera was to be specifically targeted on their area</p>	<p>The London Local Authorities and Transport for London Act 2003 (“the Act”) makes provision for the civil enforcement of certain moving traffic contravention by decriminalising offences.</p> <p>This report relates to the implementation of provisions in the Act which give powers to local authorities to issue penalty charge notices for traffic contraventions specified in</p>		<p>Report on the pilot implementation of moving traffic contraventions under the powers granted by the London Local Authorities and Transport for London Act 2003 (ALG July 2004)</p>	<p>Mirsad Bakalovic Tel: 020 8356 8280</p>

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	<p>AGREED:</p> <p>1. To approve the report and approve the taking of the steps necessary to obtain authorisation to adopt the powers contained in Section 4 of the Act to enforce penalty charges for road traffic contraventions arising from failure to comply with the traffic signs set out in Schedule 3 to the Act and detailed in an appendix to this Report, with an appointed day for the Council to begin exercising the powers to be set and agreed at the later stage by resolution of Full Council.</p>	<p>the Act.</p>			
15.	<p>JOINING EAST LONDON LETTINGS COMPANY PARTNERSHIP [FP NO 03.09.06] – Report of the Cabinet Member for Housing</p> <p>AGREED:</p> <p>1. That Cabinet authorise joining the East London Lettings Company Partnership to</p>	<p>Choice Based Lettings will bring much increased transparency in lettings as available properties are advertised and lettings made are reported on.</p> <p>This report proposes that the Council join the East London Letting Company</p>		<p>ODPM - Piloting Choice Based Lettings – An Evaluation</p> <p>ODPM - Implementing and Developing</p>	<p>Peter O’Kane Tel: 020 8356 2212</p>

Agenda Item No.	Decision taken	Reason for the decision	Options considered and rejected	Background papers	Contact officer's details
	facilitate setting up Choice Based Lettings for Hackney applicants in 2006.	as a full partner which will provide the necessary IT and support services for Choice Based Lettings.		Choice Based Lettings Draft Service Level agreement between LB Hackney and ELLC and Partnership documents.	
16.	<p>TENDERING OF SHOREDITCH AND NORTH EAST NEIGHBOURHOOD HOUSING MANAGEMENT CONTRACTS [FP No 03.10.06] – Report of the Cabinet Member for Housing</p> <p>Cabinet Audit, Finance and Procurement Committee considered this report at its meeting on 21st March and commended it to Cabinet.</p> <p>AGREED:</p> <p>1. To the procurement of Housing Management contracts for the North East and Shoreditch Neighbourhood Areas in accordance with the timetable shown in</p>	This report sets out the process for the procurement of contracts for the provision of housing management services in the North East and Shoreditch Neighbourhood Areas.	<p>Option 1: To transfer the services back into the Council's management</p> <p>Option 2: To seek ODPM approval to the extension of the existing contracts;</p> <p>(Preferred Option)</p> <p>Option 3: To re-tender the contracts in accordance with EU procurement procedures.</p>		<p>Susmita Noonan Tel: 020 8356 5912</p> <p>Brian Madden Tel: 020 8356 6027</p>

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	<p>Section 12 below.</p> <p>2. The submission of the Official Journal of the European Union Notice in the Council's name and all procurement documentation will be issued in the Council's name and reports to Cabinet AFP Committee and Cabinet for information and decisions will be made.</p>				
17.	<p>DALSTON REGENERATION- DALSTON LANE SOUTH SITE- JOINT VENTURE AGREEMENT WITH THE LDA& APPOINTMENT OF AND DISPOSAL TO DEVELOPMENT PARTNER [FP NO 05.14.05] – Report of the Cabinet Member for Regeneration and Partnerships</p> <p>AGREED:</p> <p>1. To delegate authority to the Corporate Director Neighbourhoods & Regeneration in conjunction with the Corporate Director of Finance & Resources to:-</p> <ul style="list-style-type: none"> • Enter into a Joint Venture Agreement with the LDA in 	This paper outlines the objectives and the opportunities that the East London line will bring about			Peter Edwards Tel: 020 8356 2603

Agenda Item No.	Decision taken	Reason for the decision	Options considered and rejected	Background papers	Contact officer's details
	<p>respect of the Dalston Lane South site on the basis of the aims set out in this report.</p> <ul style="list-style-type: none"> • Confirm the appointment of Developer B as the preferred Development Partner for the development of the Dalston Lane South site. • Dispose of the Dalston Lane South Site to the Selected Development Partner on a 125 year lease at a peppercorn rent on the basis of the anticipated residual land values set out in this report. 				
18.	<p>AFFORDABLE HOUSING STRATEGY, 2006-2010 [FP 01.15.06] – Report of the Cabinet Member for Housing</p> <p>AGREED to:</p> <ol style="list-style-type: none"> 1. Note the outcome of the consultation exercise conducted on the Affordable Housing Strategy summarised in Appendix D; 2. The vision (as set out in Appendix C) for 	<p>This Report is primarily concerned with addressing the need to increase access to a supply of intermediate housing in the Borough, notably shared-ownership, that is attractive to and sustainably affordable by local residents on moderate to average incomes across the</p>		<p>HQN Final Research Report, Developing Intermediate Housing Products in Hackney, December 2005 (Dec 2005)</p>	<p>John Hall  020 8356 2214</p>

Agenda Item No.	Decision taken	Reason for the decision	Options considered and rejected	Background papers	Contact officer's details
	<p>the future function of the intermediate housing market in Hackney and the principles informing this vision, subject to further consultation on the scope for and feasibility of public subsidy remaining with an intermediate property in perpetuity as highlighted in paragraphs 9.2 – 9.4;</p> <p>3. Authorise the Corporate Director of Neighbourhood and Regeneration to undertake all necessary engagement with external stakeholders in pursuance of the Strategy in this Report, notably with the Housing Corporation, ODPM, Greater London Authority, the boroughs in the East London Housing Partnership, and the Council for Mortgage Lenders;</p> <p>4. Note that on the basis of the Council's successful admission to Round Five of the Government's ALMO funding programme an indicative amount of £43.4 million of capital resources is notionally available between April 2006 and March 2011 for the implementation of this Strategy, subject to: (a) Hackney Homes ALMO securing a two star rating from the Audit Commission; (b) a robust</p>	Borough.		<p>Consultation Paper on Affordable Housing Strategy (Dec 2005)</p> <p>All responses to consultation (Feb 2006)</p> <p>Located at Christopher Addison House</p>	

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	<p>evaluation of the resources still needed to ensure all council homes meet the Decent Homes Standard by 2010; and (c) the resourcing requirements for other Council housing priorities up to 2010, notably the need to tackle overcrowding and reduce the use of temporary accommodation;</p> <p>5. As the ALMO credits to be released on Hackney Homes achieving two stars were based on the express premise that £43.4 million from the resources projected to be available to the Council between 2005/6 and 2010/11 would be spent on affordable homes supply-side solutions as set out in paragraph 11.5 of this report, the July 2006 updating of the Council's Medium Term Financial Plan should take appropriate account of this premise;</p> <p>6. Authorise the Corporate Director of Neighbourhoods and Regeneration to develop and carry out suitable pilots in 2006/7 and 2007/8 with interested partners that through the use of Council top-up subsidies on selected intermediate properties will enable the</p>				

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	<p>Authority to test market interest in and demand for products aimed at the Strategy target groups, subject to (a) the Corporate Director of Finance confirming the programmed availability of sufficient capital resources and Cabinet approving any related capital bids made, (b) no loss of any Housing Corporation subsidy on any of the selected properties, (c) demonstrable evidence that developing partners are investing appropriate levels of their Hackney-generated Recycled Capital Grant and their own resources into the pilots, and (d) Cabinet being satisfied that with regard to the enhanced outcomes sought in Section 14, acceptable value for money will be achieved for the Council as well as the wider public purse;</p> <p>7. Approve that any homes in pilots in receipt of top-up subsidy from the Council, and subject to the affordability criteria used by the Housing Provider, be initially targeted at those households whose annual income is in the range £20,000 - £30,000 and who are Hackney social rented tenants or Housing Register applicants in Priority and Urgent</p>				

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	<p>bands, and further authorise the Corporate Director of Neighbourhoods and Regeneration to investigate and report back to Cabinet as necessary on the scope for including additional groups and criteria as set out in Section 10.9;</p> <p>8. Note that subject to the updating of the Medium Term Financial Plan a capital bid for up to £2.75 million may be made for expenditure in 2006/7 in the event that viable pilots reach implementation stage in line with the Strategy in this Report;</p> <p>9. Request the Corporate Director of Neighbourhoods and Regeneration bring back to Cabinet a further report on the outcomes of any approved intermediate top-up subsidy pilots in line with the Strategy in this Report, with a view in-principle to agreeing further schemes for implementation from 2007/8 onwards;</p> <p>10. Authorise the Corporate Director of Neighbourhoods and Regeneration to develop a disposals procedure for HRA land to support the implementation of this Strategy and other Council Objectives, subject to the agreement of the</p>				

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	<p>Corporate Director of Finance and, where required or desirable, seeking further direction from Cabinet;</p> <p>11. Request the Corporate Director of Neighbourhoods and Regeneration bring back to Cabinet a further report on the need to allocate from the indicative capital sum agreed for the implementation of the Strategy in this Report, and in line with previous commitments set out in paragraph 11.5, specific resources to ensure a sufficient supply in Hackney of suitable (a) new social rented homes, and (b) relets from existing social rented homes in order to help secure acceptable progress in tackling overcrowding and the use of temporary accommodation in the Borough.</p>				
19.	<p>CORPORATE EQUALITY PLAN [FP NO 10.04.05] – Report of the Cabinet Member for Social care, Diversity and Customer Services</p> <p>AGREED</p> <p>1. To request Council to approve the</p>	<p>This report presents the proposed draft of the Council's first Corporate Equality Plan.</p>			<p>Amanda Rice Tel: 020 8356 3790</p>

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	Corporate Equality Plan as part of the Council's corporate commitment to the Equality Standard for Local Government				
20.	<p>CAPITAL PROGRAMME 2005/06 UPDATE [FP No 1.10.05] (REVISED REPORT) – Report of the Mayor</p> <p>AGREED:</p> <ol style="list-style-type: none"> 1. That the schemes for the Environment, Education, Chief Executive's (Property), Community and Leisure, Finance and Housing Directorates outlined in paragraphs 9.2.1 - 9.2.9, 9.3.1 – 9.3.4, 9.4.1, 9.4.2, 9.5.2, 9.5.3, 9.6.1, 9.8.1 , 9.8.4 and 9.9 of the report be approved for resource and/or spending allocation, as described. 2. That the schemes for the Education Finance Service First Accommodation and Housing Directorates outlined in paragraphs 9.3.5, 9.6.2, 9.7.1 and 9.8.3 have resources transferred or re-profiled as appropriate. 	This report on the Capital Programme 2005/06 seeks approval for new schemes to be included in the approved Programme previously approved by Council and/or Cabinet, along with spending approval where appropriate.		<p>Capital Programme Bids Working papers re review of capital approvals</p> <p>Located at the Financial Control Office, Keltan House</p>	<p>Michael Honeysett 020 8356 3611</p>

Agenda Item No.	Decision taken	Reason for the decision	Options considered and rejected	Background papers	Contact officer's details
	3. That the schemes for the Community and Leisure and Housing directorates detailed in paragraphs 9.5.1 and 9.8.2 which have been approved by delegated authority be noted by Cabinet.				
21.	<p>2005/06 OVERALL FINANCIAL POSITION REPORT(January) [FP NO 12.11.05] – Report of the Mayor</p> <p>AGREED:</p> <ol style="list-style-type: none"> 1. To note the overall forecast position for 2005/06. 2. To note the position on Debt Management described above. 3. To note the position on Capital set out in Appendix 1 of the report. 4. To approve the virements listed in Appendix 2. 	This report sets out the overall forecast financial position for 2005/06 as at the end of January 2006, including the General Fund, the Housing Revenue Account, the Housing and Non-Housing Capital Programmes, and Capital Financing.		January 2006 Monitoring file Located at the Financial Control Office, Keltan House	Russell Harvey Tel: 020 8356 2739
22.	ESTATE RENEWAL PROGRAMME PHASE I - REQUEST FOR APPROVAL TO	The purpose of this report is to seek Cabinet		Sprunt option appraisals	Mekor Newman

Agenda Item No.	Decision taken	Reason for the decision	Options considered and rejected	Background papers	Contact officer's details
	<p>PROCEED TO TENDER (REVIEW POINT 3) FOR SIX REVIEW ESTATES, COLVILLE AND KINGS CRESCENT ESTATES [FP No 12.13.05] – Report of the Cabinet Member for Housing</p> <p>Cabinet Audit, Finance and Procurement Committee considered this report at its meeting on 21st March and commended it to Cabinet subject to further information on the number of units and the circumstances constraining the options be provided. This information was contained in the tabled papers</p> <p>Following a challenge to the proposed tender short list from one of the bidders who have been unsuccessful in the selection process recommendation 8 and exempt appendix 5 were withdrawn from the report to allow the bidders concerns to be investigated. Following completion of this a report will be brought back to AFP.</p> <p>AGREED:</p> <p>1. The outcome of the options appraisals for Rendlesham House and Ottaway Court, Colville Estate and Kings</p>	<p>approval to:</p> <p>a) Progress the redevelopment options for the Six Estates, Colville and Kings Crescent;</p> <p>b) Agree the decanting of these estates and preparation of the sites for phased disposal;</p> <p>c) Commence the selection of preferred Partners through a competitive tendering process.</p>		<p>report (Dec 2005)</p> <p>Frost option appraisal report (Dec 2005)</p> <p>Located at Christopher Addison House</p>	<p>Tel: 020 8356 2054</p>

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	<p>Crescent as set out in Appendix 1.</p> <p>2. <i>Six Estates</i></p> <ul style="list-style-type: none"> a) The inclusion of Rendlesham House and Ottaway Court in the Six Estates tender package. b) Commencement of a competitive tendering process to procure a partner developer/RSL for redevelopment of Rendlesham House. c) Commencement of a competitive tender process for demolition, redevelopment and refurbishment/conversion options for procurement of a partner developer/RSL for Ottaway Court. <p>3. <i>Colville Estate</i></p> <ul style="list-style-type: none"> a) Procurement from the market of a phased decant, demolition, disposal and redevelopment solution for Colville Estate. 				

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	<p>4. <i>Kings Crescent</i></p> <p>a) Procurement from the market of a partial refurbishment and phased decant, demolition, disposal and redevelopment solution from the following two options:</p> <ul style="list-style-type: none"> ➤ <i>Option 1:</i> The Council retains the refurbished units and delivers the refurbishment programme to a 30-year life standard. ➤ <i>Option 2:</i> The Council grants a licence to the RSL/developer partner to undertake the refurbishment works to a 30-year life standard and prepares a ballot for transfer of the estate to the RSL. <p>5. Decant status and the repurchase by negotiation or by Compulsory Purchase Order, if necessary, of leasehold</p>				

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	<p>properties for the Kings Crescent and Colville Estates.</p> <p>6. Note that a separate capital bid will be made for Kings Crescent, Colville and the Six Estates to finance technical and professional fees, leaseholder buy-back costs, Health and Safety works and refurbishment works.</p> <p>7. Note that the procurement and competitive tendering process for the Phase 1 Estate Renewal Programme includes the following existing units: <i>Please see recommendations in the report for full details</i>)</p> <p>8. Note that all short-listed development partners will be invited to submit variant bids, which may include a different and more cost effective packaging across the estates (recommendation withdrawn)</p> <p>9. Procurement of framework contracts for Independent Tenants and Leasehold Advisor and Demolition contractor through the Official Journal of the European Union process for procuring Framework Contracts.</p>				
23.	[GENERAL EXCEPTION]	This report outlines			

Agenda Item No.	Decision taken	Reason for the decision	Options considered and rejected	Background papers	Contact officer's details
	<p>NEIGHBOURHOOD RENEWAL FUND PROGRAMME 2006/07 – Report of the Mayor</p> <p>AGREED:</p> <ol style="list-style-type: none"> 1. To authorise the Chief Executive to enter into or extend contracts with partner organisations and contractors, having regard to the need to establish framework contracts for those programmes where European procurement rules apply, to deliver the programmes following consultation with sub-partnerships on the detail of those programmes. 2. To confirm the decision of Council of 24th March 2004 to waive Financial Standing Orders 7.7 and 7.9 to allow the Chief Executive to implement decisions of Team Hackney to vary allocations between programmes without specific approval of Council or Cabinet. This provision will allow the Chief Executive to enact the decisions of Team Hackney and allow the programme the ability to spend its full Neighbourhood Renewal Fund allocation. This exemption to 	<p>proposals in the development of a strategic commissioning framework for Hackney's 2006/07 Neighbourhood Renewal Fund Programme. In particular it will allow the Chief Executive to implement the decisions of the Hackney Partnership Board to both contract for NRF projects and programmes and to move towards a robust, strategic commissioning process in line with the HSP Performance Improvement Plan.</p>			

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	<p>Standing Orders to be reviewed by 31st March 2007.</p> <p>3. To confirm the decision of Council of 24th March 2004 to waive Financial Standing Order 9.1 to allow the Chief Executive to commit Neighbourhood Renewal Fund funds to capital schemes in accordance with decisions of the Sub-partnerships to support specific projects which meet the definition of a capital scheme. This provision will allow the Chief Executive to enact the decisions of Team Hackney and allow the programme the ability to spend its full Neighbourhood Renewal Fund allocation. This exemption to Standing Orders to be reviewed by 31st March 2007.</p> <p>4. That review point 5 reports be considered by the Hackney Strategic Partnership on the basis that Cabinet AFP Committee will receive an annual summary update or referral of Team Hackney Board papers as an information item.</p>				