

REPORT FOR: **CABINET**

Date of Meeting:	18 March 2010
Subject:	Mill Farm Close Regeneration Proposal
Key Decision:	Yes. The proposal may result in the Council incurring expenditure of £100k or more (although this will be reimbursed by CCHA)
Responsible Officer:	Paul Najsarek, Corporate Director Adults and Housing
Portfolio Holder:	Cllr Barry Macleod-Cullinane, Adults and Housing Portfolio Holder
Exempt:	No
Decision subject to Call-in:	No. The decision is urgent as failure to enter into a binding contract by 31 March 2010 may jeopardise funding from the Homes and Communities Agency (HCA) for the regeneration proposal
Enclosures:	Appendix 1: Formal consultation document for tenants and leaseholders on the Mill Farm estate, Appendix 2: Stage 2 Consultation Notice, Appendix 3: Summary of Contract Documents, Appendix 4: Parcels of land to be appropriated to planning purposes. (Due to the size of the appendices, they have been circulated to Cabinet Members and key officers only. A hard copy is available on request. The appendices have been published with the agenda and can be viewed on the website.)

Section 1 – Summary and Recommendations

This report sets out proposals to transfer the Mill Farm estate to Catalyst Communities Housing Association.

Recommendations:

1. That Members note the clear mandate for transfer demonstrated by the very high turnout rate and positive vote by tenants and leaseholders in favour of the transfer of the Mill Farm estate to Catalyst Communities Housing Association.
2. That Members note that an application to the Secretary of State for Communities and Local Government for Consent to the transfer pursuant to sections 32 and 43 of the Housing Act 1985 has been made as approved by Cabinet on the 23 October 2008.
3. That authority to negotiate and conclude the terms of the agreement for the transfer of the Mill Farm estate (registered under Title Nos NGL434683 and MX140844) to Catalyst Communities Housing Association (CCHA) together with all supporting documentation including the proposed tenancy agreement for use by CCHA, the obligations for redevelopment of the estate, the terms of the Mill Farm estate forum, nomination rights for the Council, surplus sharing agreement and the giving of any necessary warranties to CCHA and/or its parent group and/or funders be delegated to the Corporate Director Adults and Housing Services acting in consultation with the Director of Legal and Governance Services, the Corporate Director Finance and the Portfolio Holder for Adults and Housing subject to approval of the planning application and receipt of Secretary of State consent.
4. To note that a further report may be brought to Cabinet requesting authority to make a Compulsory Purchase Order (CPO) for the acquisition of up to 24 residential leasehold properties on the Mill Farm estate, subject to completion of a CPO Indemnity Agreement that requires Catalyst Communities Housing Association to underwrite the Council's costs.
5. That authority be granted at a time to be designated by the Corporate Director Adults and Housing Services (in consultation with the Director of Legal and Governance Services) to appropriate the parcels of land shown edged red on Appendix 2 to planning purposes subject to the grant of planning permission for regeneration of Mill Farm Close.

6. That authority be delegated to the Corporate Director of Adults and Housing Services (in consultation with the Portfolio Holder for Adults and Housing and the Director of Legal and Governance Services) to take such other steps as necessary in order to facilitate the transfer.

Reason: (For recommendation)

To enable the comprehensive redevelopment and regeneration of the Mill Farm estate

Section 2 – Report

The Council must ensure all its homes meet the Decent Homes standards by December 2010. The HRA Business Plan must have a robust asset management strategy for managing its properties over a 30 year period. This report details the formal consultation process carried out with the residents of Mill Farm Close and seeks approval to the formal transfer of the estate to Catalyst Communities Housing Association to enable its comprehensive regeneration. The regeneration of Mill Farm will deliver a broad range of benefits including the provision of new, modern homes to meet a range of housing needs, the provision of appropriate play space, a design that minimises crime and anti-social behaviour and opportunities to provide a range of activities to increase social inclusion.

Options considered

Proceed with the transfer

2.1 The Mill Farm estate comprises 110 flats within seven four storey blocks which are in relatively poor condition. There is a significant amount of underutilised communal area as well as garage blocks in a poor state of repair or that have already been demolished. An Options Appraisal process undertaken May-September 2007 established that estate residents would prefer to see a comprehensive redevelopment of the estate even if this would mean a transfer of the estate to another landlord. To recap, the preferred option would involve the demolition of all the flats in Mill Farm Close, to be replaced with new build housing to replace the existing social rented flats and provide some homes for sale to cross subsidise the redevelopment.

2.2 All of the options considered during the Options appraisal identified a funding gap. Consultants advised that the funding gap for the preferred comprehensive redevelopment option may be closed by inviting competitive bids from a number of Registered Social Landlord (RSL) partners.

2.3 Following a rigorous competitive selection process, Catalyst Communities Housing Association (CCHA) were unanimously proposed as the preferred RSL by Council officers, the Resident Steering Group, Tribal Consulting and ITA. Their proposal demonstrated a comprehensive redevelopment of the estate would be achievable enabled by the transfer of the estate to CCHA. The appointment of CCHA was approved by Cabinet on 23 October 2008.

Not proceed with the transfer

2.4 The options appraisal concluded that the Council had insufficient funding to deliver the comprehensive redevelopment of the estate. It also concluded that the Council faced a funding gap to carry out the essential Decent Homes works and other required estate works. Therefore transfer of the estate to an RSL was the only option to deliver both the residents and the Council's aspirations for the estate.

Formal Consultation Process

2.5 At the Cabinet meeting on the 23 October 2008 Cabinet also delegated authority to the Corporate Director Adults and Housing Services to work with Catalyst Housing Group and the Resident Steering Group to agree a formal consultation document setting out detailed proposals and terms for the transfer of the estate and conduct a formal ballot of tenants and leaseholders.

2.6 The Housing Transfer Manual 2005 and 2006 Supplement, published by the Office of the Deputy Prime Minister (now issued by the Department for Communities and Local Government (CLG) provides guidance on the consultation process relating to the proposed transfer of a tenanted housing estate. Statutory guidance on consultation was also published by CLG on 23 July 2009.

2.7 The formal consultation documents were developed with the Mill Farm Close Resident Steering Group, CCHA and the independent consultants between November 2008 – July 2009. A number of meetings took place to which all residents were invited and which enabled residents to shape the proposed design of the new estate, the terms and conditions under which the transfer would take place and how they would be able to keep involved as the regeneration progresses. Separate meetings were held with leaseholders which enabled them to shape the terms under which their properties will be acquired and options for resident leaseholders to move into one of the new homes.

2.8 These documents set out a range of promises made to the tenants and leaseholders of the Mill Farm estate by the Council and CCHA that must be delivered if the estate is transferred and redeveloped. The documents are attached at Appendix 1 and were approved by the Homes and Communities Agency (HCA) and Tenant Services Authority (TSA).

The key promises made to secure tenants are:

- The existing homes will be demolished and replaced with a range of new homes including homes for private sale. The new social rented homes will include larger family homes and homes suitable for people with disabilities with better space standards, high levels of energy efficiency and private external amenity space

- That the new homes will be developed in three phases and the building programme will take no longer than 5 years
- Properly designed play space for younger and older children in the proposed central green
- A range of community benefits including the provision of a £250,000 community fund
- The setting up of the Mill Farm Estate Forum to enable residents to continue to be involved in the regeneration of the estate
- A rent guarantee which ensures there is a phased rent increase to target rent for the new homes
- Opportunity for all existing tenants to be rehoused in one of the new homes on the estate apart from some existing tenants living in bedsit and one bedroom homes who have expressed an interest in moving elsewhere
- Comprehensive compensation and disturbance payments to ensure tenants moving expenses are met
- A new Assured Tenancy Agreement that preserves most of the tenants' existing rights
- A comprehensive management service including a commitment to make agreed improvements to the existing homes within the first 100 days

The key promises made to leaseholders are:

- All leaseholders whether resident or non resident to receive the maximum Home Loss payment plus disturbance payments reflecting the reasonable cost of moving and buying a new home including payment for professional valuation
- A fixed equity option for resident leaseholders who want to move to one of the new homes on the estate with a 99 year lease or a length of lease that matches the existing lease whichever is the greater
- The same opportunity to be involved in the Mill Farm estate forum as for tenants
- A comprehensive leasehold management service

2.9 The Council issued the formal Stage 1 consultation document (attached in Appendix 1) in July 2009 and the consultation period closed on the 23 August 2009. Responses were made to all comments received during this period and a Stage 2 Consultation Notice was issued on 4 September 2009 and attached at Appendix 2. This Notice made one revision to section 8.4 of the Stage 1 Tenant consultation document to clarify the position in relation to the Right to Buy (RTB) for transferring tenants. It confirmed that tenants would be offered a contractual RTB at the current maximum discount rate of £16,000. If the discount rate should go up or down in the future then CCHA and the Council would reach agreement on whether it would apply to the new homes.

2.10 Legally it is a requirement to ballot all secure tenants living in the homes proposed for transfer and the majority of those who vote must be in favour of the proposal before the Council and the Secretary of State can grant approval to it. It is also good practice to ballot leaseholders although technically their decision does not form part of the formal decision making process.

2.11 The ballot of both tenants and leaseholders was conducted by the Electoral Reform Society and ran for 3 weeks closing on the 2nd October 2009. The ballot paper was worded as follows:

“The London Borough of Harrow proposes to transfer the ownership of all of its homes on the Mill Farm estate to Catalyst Communities Housing Association. The Council has provided each tenant/leaseholder with a document setting out the details of the proposal to redevelop the estate. The proposed transfer will only proceed if the majority of secure tenants who vote in the ballot, vote in favour.

Are you in favour of the Council’s proposal to transfer the ownership and management of your home to Catalyst Communities Housing Association?”

The outcome of the ballot was as follows:

	Tenants	Leaseholders
Percentage voting	88%	56%
Percentage voting in favour of the proposals	82%	100%

2.12 This is an overwhelming vote in favour of the proposal to transfer the estate to CCHA in order to secure its comprehensive redevelopment and provides the required tenant majority to proceed with the transfer.

Design Proposals

2.13 The proposed design for the new estate was developed with residents. Following the positive ballot outcome, CCHA submitted a formal planning application for the redevelopment in October 2009. There have been further discussions with the Planning department which have resulted in various amendments to the planning application and the revised application is due to be considered by the Council’s Planning Committee on 10 March 2010.

2.14 The revised planning application proposes the demolition of all the existing homes and ancillary buildings on the estate, to be replaced with 158 new homes in the following mix:

Tenure	1 BF	2 BF	2 BH	3BF	3BH	4BH	5BH	Total
Social Rent	18	29	1	1	20	9	4	82
Leaseholder Reprovision	1	7		2				10
Shared Ownership	3	12			1			16
Private Sale	7	15	20		8			50
Total	29	63	21	3	29	9	4	158

2.15 Although the total number of new social homes is less than exists at the moment – 86 flats compared to 82 new homes, the total number of persons housed is greater as there are a higher proportion of larger family homes than currently exists. Not only does the proposed mix better reflect the needs of the existing tenants on the estate but also the priority needs of households awaiting housing on the Council’s Housing Register.

Contract Documentation

2.16 There are a number of documents making up the contract documentation for the proposal. A brief summary of the main terms of the Transfer Agreement, Development Agreement, Nominations Agreement and CPO Indemnity Agreement is attached at Appendix 3. The documents are currently in draft form and the terms are subject to amendment as authorised.

2.17 Appropriation of part of Mill Farm Close to planning purposes

The parcels of land (shown edged red on Appendix 4) that are proposed to be appropriated to planning purposes are currently held by the Council as housing land. They form part of the estate to be transferred to CCHA under the stock transfer arrangement.

Part of the land, marked “A” on Appendix 4, is subject to rights of access on foot granted by the Council to residents of Hawthorn Court. The other part marked “B” on Appendix 4 is currently the subject of a right of way application at the Land Registry.

CCHA is in talks with the beneficiaries of the rights of way and it is hoped that voluntary agreement can be reached for CCHA to purchase the rights of way. In the event that no such voluntary agreement is reached, authority is being sought to appropriate the subject parcels of land from their current housing function to planning purposes. This will enable CCHA to take advantage of the provision in section 237 of the Town and Country Planning Act 1990 (as amended) to override any easements over the parcels of land following the grant of planning permission and subject to the payment of compensation to the beneficiaries of the easements (see legal comments section below for further details) .

The appropriation of the parcels of land for planning purposes will facilitate regeneration of Mill Farm Close and reduce the risk of the owners of the existing rights of way from enforcing those rights in such a manner as to prevent construction works from proceeding.

Implications of the Recommendation

Resources, costs

2.18 The redevelopment and regeneration programme is estimated to cost around £32 million. CCHA proposes to fund this as follows: Borrowing around £10 million using borrowing facilities they already have in place, applying for government grant from the HCA of around £11 million to support the development of the new rented and shared ownership housing, investing the proceeds from the homes earmarked for sale currently estimated to be around

£11 million. The Council is providing the land at nil value as its contribution to the redevelopment.

Staffing/workforce

2.19 There are no anticipated staffing implications. The Mill Farm Close estate accounts for only around 2% of the overall Council housing stock. There are no staff employed solely in relation to management and maintenance services for the Mill Farm estate or for whom the majority of the job relates to services provided to the estate.

Equalities impact

2.20 A partial Equalities Impact Assessment (EIA) was completed in October 2008. A key action from the partial EIA was to undertake a Housing Needs survey of existing residents on the estate once CCHA had been confirmed as the preferred RSL partner, to ensure that the redevelopment proposals enable specific needs to be met whilst providing better opportunities to meet future needs.

2.21 The Housing Needs survey of existing residents on the estate was carried out in January 2009 and the proposed mix of new housing was developed to meet the needs identified. Specifically this has resulted in an increase in larger family homes including four and five bedroom properties.

2.22 In addition to the EIA, the Council needs to demonstrate that it has due regard to promoting the equality of opportunity of disabled people and other persons in accordance with Section 49A of the Disability Discrimination Act 2005. None of the existing homes are built to Lifetime Home standards or are wheelchair accessible. All of the proposed new homes will meet Lifetime Home standards and 10% will be built to full wheelchair standard.

2.23 Other issues of potential disadvantage noted in the EIA include access to work opportunities, child care and youth engagement and will be addressed as the project progresses. The proposed design of the estate includes designated play areas for younger and older children. CCHA will also be providing £250,000 as a community fund to deliver projects prioritised by the community which is likely to include training initiatives and opportunities.

2.24 The EIA has been reviewed and updated with regard to the impact the regeneration will have on existing residents and future residents in relation to broader strategies such as the Homelessness Strategy, BME Housing Strategy etc.

Legal comments

2.25 Any non RTB disposal of land held for housing purposes or property subject to secure tenancies or let on RTB leases would be under the provisions of Section 32 and 43 of the Housing Act 1985 and would require the consent of the Secretary of State following the ballot of tenants. The ballot and formal consultation process has been conducted in accordance with the requirements detailed in section 106A and Schedule 3A of the

Housing Act 1985 (as amended). Tenants have a 28 day period expiring on 17 March 2010 to make any objections to the Secretary of State.

2.26 The Council is required to formally apply to the Secretary of State for Communities and Local Government pursuant to section 32 and 43 of the Housing Act 1985. The Housing Transfer Manual provides that an application should be made at least 6 weeks before consent is required. An application for formal Secretary of State Consent is already in progress.

2.27 The following key legal documentation has been drafted for agreement between the Council and Catalyst Communities Housing Association and follows guidance from CLG. This documentation ensures the Council has the ability to enforce any of the promises CCHA has made to residents in the formal consultation documents:

- The transfer contract between the Council and the receiving housing association providing for the transfer of the estate to CCHA at nil value..
- The new Tenancy Agreement for transferring tenants. The existing tenants will enter into a new Assured tenancy agreement which has been agreed so as to preserve their existing rights including the RTB, except that as explained in para 2.9, a contractual RTB would be offered at the current maximum discount rate of £16,000. Should this go up or down in the future, CCHA and the Council would reach agreement as to whether the new rate applies to the new homes.
- The Development Agreement setting out CCHA's obligations with regard to completion of the new homes. This document contains provisions to ensure that once the estate is transferred the redevelopment is delivered within agreed timescales. There are penalty clauses included if CCHA fail to deliver the proposed redevelopment.
- Nomination Deed ensuring the Council has continued nomination rights to the properties after transfer

2.28 Delivery of the redevelopment can only take place if CCHA are able to purchase all the long term leasehold interests on the estate. The process by which they will seek to do this by voluntary agreement is set out in the Leaseholder consultation document and this was negotiated and agreed with the Mill Farm Leaseholder steering group. CCHA have already offered compensation equally to both resident and non resident leaseholders. This is above that which is required under the Compulsory Purchase Order (CPO) legislation. However there may be instances where CCHA are unable to reach voluntary agreement and in this instance they will need the Council to make and enforce a CPO so as to be assured they can redevelop the estate within the agreed timescales. A CPO would be made under Section 17 of the Housing Act 1985. Government guidance provided in Circular 06/04 provides that a CPO should only be made where there is a compelling case in the public interest. Paragraph 7 of Appendix E of the guidance states that the acquisition of land for housing development is an acceptable use of compulsory purchase powers, including where it will make land available for private development or development by Housing Associations.

Legal comments on appropriation of land to planning purposes

2.29 The Council, as land owner, holds land for a variety of statutory purposes in order to provide its various statutory functions (for example housing and planning). Where land is held for one statutory purpose, it cannot be used for another purpose unless it is formally appropriated to that other purpose

2.30 Section 122 of the Local Government Act 1972 (“the 1972 Act”) gives power to a local authority to appropriate land held for one statutory purpose to another purpose where:

- (a) the land is no longer required for the purpose for which it was originally held; and
- (b) the purpose to which the land is to be appropriated is one for which the local authority is empowered to acquire land by agreement.

An appropriation of land from one statutory purpose to another under section 122 of the 1972 Act will not override any third party rights which exist over the land.

2.31 If, however, the land is appropriated to planning purposes, section 237 of the Town and Country Planning Act 1990 (“TCPA 1990”) will allow any person deriving title from the local authority to override third party rights on grant of planning permission and the carrying out of works pursuant to the permission.

2.32 As the parcels of land shown edged red on Appendix 4 are currently held as housing land, it is necessary to appropriate them from that purpose to a planning purpose prior to the disposal of Mill Farm Close to CCHA in order for CCHA to have the benefit of the power to override the existing rights of way under section 237 of the TCPA 1990.

2.33 To satisfy the statutory test that the parcels of land are no longer required for housing purposes, it is advisable that the appropriation to planning purposes be kept as close as possible to the date when the legal transfer of Mill Farm Close to CCHA is to be completed. Accordingly, a recommendation has been included in the report that the timing of the appropriation shall be determined by the Corporate Director Adults and Housing Services in consultation with the Director of Legal and Governance Services.

2.34 The practical implication of the power to override under section 237 is that any works carried out by CCHA on the parcels of land pursuant to a planning permission would be authorised even if such works interfered with the third party rights over the land. The beneficiaries of the rights would only be entitled to payment of compensation thus removing the risk of actions for injunction which could potentially disrupt or delay redevelopment of the estate.

2.35 The liability to pay compensation to the beneficiaries of the rights will fall in the first instance on CCHA. However, a residual liability remains with the Council in the event that CCHA fails to make the payments. An indemnity agreement will, however, be secured from CCHA to minimise any risk to the Council.

Community safety

2.36 The proposed redevelopment of the estate enables positive changes to be made to the environment with the aim of improving community safety. Issues of anti-social behaviour and crime have been discussed with the Steering Group and local Police during the design process so that they might be addressed. Specifically it will address the improvement of well used pathways so that they are better lit and more visible, closing down areas which have been used for anti-social behaviour, and the achievement of Secured by Design accreditation.

2.37 The proposed Assured Tenancy Agreement for transferring tenants requires tenants to sign to confirm they understand the types of behaviour that would be considered “anti-social”, that they will not behave badly towards neighbours or others in the community and that if they do this would be breaking the terms of the Tenancy Agreement for which legal action can be pursued, including eviction. Examples are given in the Agreement of the types of behaviour that CCHA consider to be “anti-social” and the ways in which tenants can help to prevent nuisance and “anti-social behaviour” and be good neighbours.

3. Financial Implications

3.1 CCHA has prepared a business model detailing all the assumptions relating to the cost of redeveloping the estate based on the revised planning application and income it expects to receive over a 30 year period. In addition, a Single Transfer Model has been submitted to the HCA detailing the value of the estate and the public expenditure implications of the transfer. Independent financial consultants working for the Council have prepared and validated these models.

3.2 CCHA is in the process of formalising their bid for Social Housing Grant to the HCA. The HCA have indicated that the bid delivers the type of housing they would usually be prepared to provide grant support for. However, it is essential that the grant is allocated as soon as possible to avoid any potential cuts in the HCA budgets. Without funding from the HCA the scheme would not be viable.

3.3 Secure tenants on the Mill Farm estate have been offered a rent guarantee which after transfer ensures rent increases for their existing properties are made in line with Council rent increases. When tenants move into their new homes they will then have a phased rent increase before they pay the full target rent.

3.4 The business model demonstrates that on current assumptions with regard to the cost of redevelopment, rental income, sales receipts and grant funding there is no capacity for a receipt to be paid for the land. However, should this change in the future and surpluses are generated, the legal agreements allow for a “surplus” sharing arrangement with the Council.

3.5 Catalyst Communities Housing Association has agreed to underwrite the Council’s reasonable costs including consultancy, consultation and legal

costs. To date approximately £90k has been spent with further estimated expenditure of £50k which will be recovered from CCHA.

3.6 The HRA Budget 2010-11 and Medium Term Financial Strategy 2010-11 to 2012-13 approved by Cabinet in February 2010, assumed a reduction in stock levels from May 2010 following the transfer of 86 dwellings on the Mill Farm estate. The rent strategy to achieve rent convergence and to maximise rental income, resulted in average rent increases of 2.85% in 2010-11 and 4.95% for 2011-12 and 2012-13.

3.7 Without this strategy, the impact of the annual rent loss for the transferred dwellings, with no reduction in management and maintenance costs (as a result of the small scale of the transfer) would have had a detrimental effect on HRA balances and the longer term viability of the HRA.

3.8 Balances of £2.76m were reported at 31st March 2013, compared with £4.5m in the business plan. Rent and service charge arrears are expected to be transferred to CCHA as part of the agreement, which will reduce the requirement on the bad debt provision. Additionally, should the transfer not happen until later in 2010-11, additional rental income will be received by the HRA resulting in increased balances.

Performance Issues

The regeneration of Mill Farm Close contributes to the following Indicators:

NI 158 Percentage of non Decent Homes

Target 2009/10/9	30.91%
Q3 Actual	33.60%
Q 4 forecast	30.91%

Non decent dwellings scheduled for demolition before 2010 and partial transfers (such as Mill Farm) are not to be counted in the non decency numbers. Year end forecasts for the above targets assume that dwellings on the Mill Farm estate are not included in the calculation and that the transfer of the estate proceeds to the proposed timetable. The Council is on track to meet its overall target that 0% of homes will be non-decent in December 2010.

NI 155 No. of Affordable homes delivered (gross), LAA target

Target 2009/10	219
Q3 Actual	136
Q4 forecast	246

The above is on target for 2009/10. The redevelopment of Mill Farm will contribute to future delivery targets once the building process commences and completion of new homes follows.

The proposal will have a positive impact on an assessment of the Council by the Audit Commission in that it has been a key objective of the Housing Strategy and HRA Business Plan to redevelop the estate in consultation with

estate residents and ensure other community benefits are also delivered, for example Community Fund.

If the proposal does not go ahead then the Mill Farm estate will remain in the ownership of the Council and the homes would be classified as non decent at December 2010 meaning the Decent Homes target would not be met.

Environmental Impact

The redevelopment of Mill Farm will have a positive environmental impact by making better use of the existing brownfield land and demolishing the existing poor quality and energy inefficient homes.

The redevelopment will make a positive contribution to the council's climate change strategy by delivering improved energy efficiency, provision of renewable energy and providing adaptation to climate change through the planting of trees, sustainable urban drainage etc. The design and quality of the new homes will be considered through the planning application process. The key positive environmental impacts to note are:

- All new homes will meet level 3 of the Code for Sustainable Homes (CSH) and the affordable housing will meet level 4. The CSH measures the sustainability of new homes on a range from 1 to 6 with level 6 being highest with homes that are carbon neutral. The affordable homes on Mill Farm will therefore be highly energy efficient.
- Provision of Green roofs, solar thermal hot water systems to meet the 20% target for use of renewable resources and resulting reduction in CO2 emissions
- Improved biodiversity as a result of increased tree planting and landscaped communal open space
- Provision of a Sustainable Urban Drainage System
- Green travel plan to encourage use of public transport and walking

Risk Management Implications

Risk included on Directorate risk register? Yes

Separate risk register in place? Yes

The key risks currently include:

1. Viability of project threatened by continued recession. Mitigation – application for grant funding from the HCA, cost and delivery of project managed effectively.
2. Deadlines for taking up grant not achieved. Mitigation – application submitted by CCHA, timetable to achieve necessary Council approvals in place and on track
3. Secretary of State consent not obtained. Mitigation – overwhelming positive ballot, ongoing dialogue with the HCA (who advise CLG on whether transfer should be approved)
4. Planning approval not granted. Mitigation – design has been amended taking on board comments of the Planning department, GLA

5. Delays in delivery because leaseholders do not voluntarily agree the sale of their homes – excellent voluntary compensation scheme in place, CPO resolution recommended to Cabinet.

Corporate Priorities

The proposal to redevelop and regenerate the Mill Farm estate contributes to:

Improve support for vulnerable people – the new homes will be better designed to meet the needs of people with disabilities and in the right mix to meet the needs of larger families.

Build Stronger communities – Mill Farm residents will have a continued right to be involved in the transformation of their estate through the Mill Farm Estate Forum. A community fund of £250,000 will be established to assist in taking forward community priorities in relation to training, youth engagement etc.

Section 3 - Statutory Officer Clearance

Name: Donna Edwards	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 17 February 2010		
Name: Rachel Jones	<input checked="" type="checkbox"/>	on behalf of the Monitoring Officer
Date: 17 February 2010		

Section 4 – Performance Officer Clearance

Name: Martin Randall	<input checked="" type="checkbox"/>	on behalf of the Divisional Director Partnership, Development and Performance
Date: 10 February 2010		

Section 5 – Environmental Impact Officer Clearance

Name: Andrew Baker



on behalf of the
Divisional Director
(Environmental
Services)

Date: 10 February 2010

Section 6 - Contact Details and Background Papers

Contact: Alison Pegg. Housing Enabling Manager, Adults and Housing Services Tel. 020 8424 1933, Email: Alison.pegg@harrow.gov.uk

Background Papers: Mill Farm Estate Regeneration Proposal Cabinet Report 14 February 2008, 23 October 2008, Housing Transfer Manual 2005, Supplement to the Housing Transfer Manual 2006, Equality Impact Assessment 2008 and 2010

**Call-In Waived by the
Chairman of Overview
and Scrutiny
Committee**

YES

*(for completion by Democratic
Services staff only)*