

Appendix E – Housing & Growth Committee

Table 1 – Committee Decisions

Date of Decision	Decision	Summary of Decision	Legal Implications, Resources Implications, Other Implications (e.g. risk, equalities, consultation, etc.), Government directions or guidance																				
N/A (item on forward plan for H&G Committee May 2020)	That the Committee delegate authority to the Deputy Chief Executive in consultation with the Chairman of the Housing & Growth Committee to approve the outline business case for the Little Strand and Broadfields Estate sites, two development sites on the GLA 87 funded programme enabling the planning application to be made. That the Committee delegate the authority to the	<p>Barnet Homes, acting as development agent for Barnet Council, has identified two potential residential developments that will deliver 82 new affordable homes for London Affordable Rent. These are part of a wider programme to develop 87 new homes.</p> <p>Barnet Homes has secured grant funding of £100k per unit from the Greater London Authority (GLA). A sum of £27,625,000 has already been allocated to the Council's Housing Revenue Account budget for this programme. This includes £8.7m of GLA grant funding.</p> <p>This decision would delegate authority to the Deputy Chief Executive in consultation with the Chairman of the Housing & Growth Committee to approve the outline business case for these two sites. This includes:</p> <ul style="list-style-type: none"> Noting and approving the 	<ul style="list-style-type: none"> A sum of £27,625,000 has already been allocated (Item 7, Appendix D) to the Council's Housing Revenue Account budget for this programme The project will be managed by the Barnet Homes Development Team, using Barnet Council's Project Management Toolkit The project will be tendered to a list of contractors through an OJEU compliant process. If the tender price exceeds the approved budget, then a value engineering exercise may be considered. If necessary, a bid request for additional funding will be reported to the Policy & Resources Committee for approval. Public consultation has been completed for both sites. Feedback has been assessed and incorporated into the project where necessary and possible. This feedback will be taken into account by the Deputy Chief Executive when she makes her decision. <p>For the Little Strand project, 22 responses to the consultation were received. The comments in the responses were themed as below:</p> <table border="1" data-bbox="936 890 1563 1362"> <thead> <tr> <th>Theme</th> <th>Number of Comments</th> </tr> </thead> <tbody> <tr> <td>Parking</td> <td>21</td> </tr> <tr> <td>Parking during construction</td> <td>5</td> </tr> <tr> <td>Construction</td> <td>7</td> </tr> <tr> <td>Existing Residential Units Neglected</td> <td>6</td> </tr> <tr> <td>Positive Remarks</td> <td>6</td> </tr> <tr> <td>Anti-Social Behaviour</td> <td>4</td> </tr> <tr> <td>Access</td> <td>3</td> </tr> <tr> <td>Proposed Green Space</td> <td>3</td> </tr> <tr> <td>Density</td> <td>3</td> </tr> </tbody> </table>	Theme	Number of Comments	Parking	21	Parking during construction	5	Construction	7	Existing Residential Units Neglected	6	Positive Remarks	6	Anti-Social Behaviour	4	Access	3	Proposed Green Space	3	Density	3
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<p>Deputy Chief Executive, in consultation with the Chairman of the Housing & Growth Committee, to approve the Final Business Case once the project has been tendered</p>	<p>Outline Business Case, enabling the planning application to be made</p> <ul style="list-style-type: none"> • Delegation of authority to the Deputy Chief Executive to approve the Final Business Case once the project has been tendered 	<table border="1"> <tr><td>Privacy</td><td>2</td></tr> <tr><td>Layout</td><td>2</td></tr> <tr><td>Older Person Amenities</td><td>2</td></tr> <tr><td>Council Tax</td><td>2</td></tr> <tr><td>Neutral Response</td><td>2</td></tr> <tr><td>TV & Internet</td><td>2</td></tr> <tr><td>Community Spirit</td><td>1</td></tr> <tr><td>Services</td><td>1</td></tr> <tr><td>Exiting Trees</td><td>1</td></tr> <tr><td>Existing Property Value</td><td>1</td></tr> <tr><td>Garages</td><td>1</td></tr> <tr><td>Lack of Services</td><td>1</td></tr> </table>	Privacy	2	Layout	2	Older Person Amenities	2	Council Tax	2	Neutral Response	2	TV & Internet	2	Community Spirit	1	Services	1	Exiting Trees	1	Existing Property Value	1	Garages	1	Lack of Services	1	<p>For the Broadfields estate project, 31 responses to the consultation were received. The comments in the responses were themed as below:</p> <table border="1"> <thead> <tr> <th>Theme</th> <th>Number of Comments</th> </tr> </thead> <tbody> <tr><td>Subsidence</td><td>2</td></tr> <tr><td>Parking / Traffic</td><td>6</td></tr> <tr><td>Privacy</td><td>6</td></tr> <tr><td>Daylight</td><td>4</td></tr> <tr><td>Green Spaces</td><td>8</td></tr> <tr><td>Antisocial Behaviour</td><td>3</td></tr> <tr><td>Refuse Bins</td><td>4</td></tr> <tr><td>Existing Infrastructure</td><td>4</td></tr> <tr><td>Local Services</td><td>7</td></tr> </tbody> </table>	Theme	Number of Comments	Subsidence	2	Parking / Traffic	6	Privacy	6	Daylight	4	Green Spaces	8	Antisocial Behaviour	3	Refuse Bins	4	Existing Infrastructure	4	Local Services	7
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Road Access	4
Garages/ Pram Sheds	3
Fence / Security	1
Noise	1
Layout	2
General Proposal	5
Positive Feedback	5

- Local ward members were consulted on the proposals and no comments were received.
- The proposal includes a total of 10 residents who will need to be decanted. They have been notified of the potential for this and will continue to be supported by Barnet Homes' Housing Needs team throughout the process.
- The developments will make a contribution to the provision of additional much needed affordable rented housing, as well as the promotion of further construction jobs in the borough.
- The developments will enhance the local environment for the benefit of new and existing residents.
- No immediate equality impacts are anticipated because of this proposal.
- Key risks in relation to this approval:

That Planning consent is not granted	<ul style="list-style-type: none"> • Pre-application meetings held with Planners • Local stakeholder consultation held, including with ward members
Opposition from local residents	<ul style="list-style-type: none"> • Local consultation exhibitions completed • Scheme design is Planning compliant
That the design is not fit for purpose	<ul style="list-style-type: none"> • Experienced design team appointed • Surveys carried out to inform design

				<ul style="list-style-type: none"> • Robust employer's requirements drafted • Housing Management teams have commented on design 	
			That the HRA cannot fund the development	<ul style="list-style-type: none"> • Consider delivery by Opendoor Homes, with financial benefit to LBB • Use of GLA grant as cross-subsidy • Consider converting some affordable rent to shared ownership, to cross-subsidise cost 	
			Delay to project delivery	<ul style="list-style-type: none"> • Request contractor's programme as part of invitation to tender • Compare programme to BCIS benchmarks of similar projects • Ensure regular programme reporting is requested and monitored 	
			Lack of interest from tendering contractors	<ul style="list-style-type: none"> • Network Homes or Catalyst Housing contractor's frameworks likely to be used • Soft market testing will be carried out 	
			Impact of Covid19	<ul style="list-style-type: none"> • Potential to affect tendering market • Will be monitored continuously • Contractors will be required to show financial robustness 	
			Background papers:		

			<p>LBB Policy & Resources Committee, June 2019, Business Planning 2020-24 and Budget Management 2019/20https://barnet.moderngov.co.uk/documents/s52996/Business%20Planning%202020-24%20and%20Budget%20Management%20201920.pdf</p> <p>LBB Policy & Resources Committee, February 2020, Business Planning - Medium Term, Financial Strategy 2020-25, Budget Management 2019/20 and Budget for 2020/21</p>
N/A (item intended for H&G Committee May 2020)	<p>That the Committee delegate authority to the Deputy Chief Executive in consultation with the Chairman of the Housing & Growth Committee to approve the recommended routes for land transfer and appropriation.</p> <p>That the Committee delegate authority to the Deputy Chief Executive, in consultation with the Chairman of</p>	<p>Following the approval of the outline business case for the Upper and Lower Fosters scheme, Barnet Homes have been working with their professional team to take forward the scheme.</p> <p>To continue to progress this scheme to full business case and making a start on site, this report asks Committee to approve the recommended land transfer route and appropriation/CPO routes.</p> <p>These approvals are essential in ensuring that the project milestones are met, particularly in relation to the time associated with securing consents.</p>	<ul style="list-style-type: none"> • A sum of £1.6m already allocated to the Council’s Housing Revenue Account budget for the pre-contract stage of this project • The project will be managed by the Barnet Homes Development Team, using Barnet Council’s Project Management Toolkit • The project will be tendered to a list of contractors through an OJEU compliant process. • The full business case will set out the intended funding agreement. • A co-design approach was taken for the master planning of the project. The community will continue to be engaged as the project progresses. • The land is outlined in red on the plan appended to Assets, Regeneration and Growth Committee, 12 December 2016, Upper and Lower Fosters (Appendix A): https://barnet.moderngov.co.uk/documents/s36542/Upper%20and%20Lower%20Fosters.pdf • The Council has a variety of legal powers for disposing of land, and the disposal route chosen will determine the powers that apply, together with any relevant restrictions, for example the need for ministerial consent. The route chosen will dictate whether or not the land transfer has to be at market value. • All statutory consents required to lawfully enter into any contractual arrangements and/or for the disposal of all or any part of the Site will be obtained so far as required. These may include consent under s 32 of the Housing Act 1985, s 19 of the Housing Act where housing land (i.e. non vacant) is appropriated to planning purposes, s 233(3) of the Town and Country Planning Act 1990 (disposal of housing land sold at less than best) and s 25 of the Local Government Act 1988 (gratuitous benefit to a third party provider). Any requirements to undertake advertising in respect of any open space disposal will also be undertaken.

	<p>the Housing & Growth Committee, to use CPO powers for the Upper and Lower Fosters estate project after having received appropriate legal and valuation advice and to apply for any required consents and to take any other actions necessary to complete the scheme, acting in the best interest of the Council.</p>		<ul style="list-style-type: none"> • Valuation advice is currently being sought from CSG which will inform the decision as to which disposal route to adopt. • Appropriation of the land for planning purposes enables the council to rely on s 203 of the Housing and Planning Act 2016 to override third party rights in land (commuting such rights into a claim for statutory compensation), but only once planning permission has been granted. Appropriation may require ministerial consent and/or prior statutory consultation. • There is a plethora of different enactments conferring CPO powers on local authorities. The particular power(s) chosen will be determined according to the disposal route adopted. At this stage, it is impossible to be more specific. • The development will make a contribution to the provision of additional much needed housing, including extra care and affordable rented housing, as well as the promotion of further construction jobs in the borough. • The development will enhance the local environment for the benefit of new and existing residents. • No immediate equality impacts are anticipated because of this proposal. • Key risks in relation to this approval: <table border="1" data-bbox="987 852 1776 1321"> <tr> <td data-bbox="987 852 1364 1321"> <p>Programme and delivery</p> <ul style="list-style-type: none"> • The statutory consents required to enable land transfer could pose a risk to the timely delivery of the project • The statutory consents required for appropriation or CPO could pose a risk to the timely delivery of the project </td> <td data-bbox="1364 852 1776 1321"> <ul style="list-style-type: none"> • CSG Property Services have been engaged on the Council's behalf to work with HBPL to establish the preferred options and route • Timely approvals will help to de-risk delay to the project's critical path </td> </tr> </table> 	<p>Programme and delivery</p> <ul style="list-style-type: none"> • The statutory consents required to enable land transfer could pose a risk to the timely delivery of the project • The statutory consents required for appropriation or CPO could pose a risk to the timely delivery of the project 	<ul style="list-style-type: none"> • CSG Property Services have been engaged on the Council's behalf to work with HBPL to establish the preferred options and route • Timely approvals will help to de-risk delay to the project's critical path
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			https://barnet.moderngov.co.uk/documents/s54756/Referral%20from%20the%20Assets%20Regeneration%20and%20Growth%20Committee%20-%20Upper%20and%20Lower%20Fosters.pdf
N/A (item intended for H&G Committee July 2020)	That the Committee delegate authority to the Deputy Chief Executive in consultation with the Chairman of the Housing & Growth Committee to approve the recommended route for land transfer for the Hermitage Lane project after having taken legal and valuation advice.	<p>Following the approval of the outline business case for the Hermitage Lane scheme, Barnet Homes have been working with their professional team to take forward the scheme.</p> <p>To continue to progress this scheme to full business case and making a start on site, this report asks Committee to approve the recommended land transfer route.</p> <p>This approval will be essential in ensuring that the project milestones are met, particularly in relation to the time associated with securing consents.</p>	<ul style="list-style-type: none"> • A sum of £1.5m has been earmarked from the Council’s reserves for the pre-contract stage of this project • The project will be managed by the Barnet Homes Development Team, using Barnet Council’s Project Management Toolkit • The full business case will set out the intended funding agreement. • The land is outlined in red on the plan appended to this report. • Valuation advice is currently being sought from CSG, which will inform the decision as to which disposal route to adopt. The Council has a variety of legal powers for disposing of land, and the disposal route chosen will determine the powers that apply, together with any relevant restrictions, for example the need for ministerial consent. • All statutory consents required to lawfully enter into any contractual arrangements and/or for the disposal of all or any part of the Site will be obtained so far as required. These may include consent under s 32 of the Housing Act 1985, s 19 of the Housing Act where housing land (i.e. non vacant) is appropriated to planning purposes, s 233(3) of the Town and Country Planning Act 1990 (disposal of housing land sold at less than best) and s 25 of the Local Government Act 1988 (gratuitous benefit to a third party provider). Any requirements to undertake advertising in respect of any open space disposal will also be undertaken. • Take forward the recommended route for land transfer having taken legal and valuation advice. • The development will make a contribution to the provision of additional much needed housing, including affordable rented housing, as well as the promotion of further construction jobs in the borough. • The development will enhance the local environment for the benefit of new and existing residents. • No immediate equality impacts are anticipated because of this proposal. • Key risks in relation to this approval:

			<p>Programme and delivery</p> <ul style="list-style-type: none"> • The statutory consents required to enable land transfer could pose a risk to the timely delivery of the project <ul style="list-style-type: none"> • CSG Property Services have been engaged on the Council's behalf to provide valuation advice • Timely approvals will help to de-risk delay to the project's critical path <p>Background papers:</p> <p>Policy and Resources, 11 December 2018, Corporate Plan 2019-24, Business Planning – Medium Term Financial Strategy 2019/24 and Draft Budget for 2019/20:</p> <p>https://barnet.moderngov.co.uk/documents/s50139/Corporate%20Plan%202019-24%20Business%20Planning%20Medium%20Term%20Financial%20Strategy%20201924%20and%20Draft%20Budget%20.pdf</p> <p>Assets, Regeneration & Growth Committee, 17 September 2018, Outline Business Case for 2-10 Hermitage Lane:</p> <p>https://barnet.moderngov.co.uk/documents/s48470/Outline%20Business%20Case%20for%202-10%20Hermitage%20Lane.pdf</p>
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Table 2 – Officers Decisions

Date of Decision	Decision	Summary of Decision	Legal Implications, Resources Implications, Other Implications (e.g. risk, equalities, consultation, etc.), Government directions or guidance
23/03/20	Barnet Homes - Reduce scope of Repairs & Maintenance services to Council Housing	Repairs and maintenance services to council housing moved to a reduced service, delivering repairs which are deemed to be of an essential nature only.	<p>Decision taken in accordance with Government guidance.</p> <p>https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/876501/Local authority rented property COVID enforcement guidance v2.2.pdf dated March 2020</p> <p>Local authorities, as landlords, are expected to maintain their homes to the same standard that they enforce against. Suspension of non-urgent proactive work (where there is no duty to undertake this) is encouraged. The guidance suggests that the most serious risks are prioritised, and vulnerable tenants protected. Repairs will be assessed based on the nature and impact of the issue and upon an assessment of risk.</p>
24/03/20	Barnet Homes - Reduce scope of Major Works programme to Council Housing	Core major works programmes delayed and building safety programme to continue where feasible in accordance with PHE guidance and without impacting on resident safety.	<p>Decision taken in accordance with Government guidance. Delays in programmes likely to have a financial implication for the Housing Revenue Account which is expected to be funded by the Covid19 Government Grant.</p> <p>https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/876501/Local authority rented property COVID enforcement guidance v2.2.pdf dated March 2020</p> <p>Planned maintenance work is suspended in line with the Government guidance and to ensure social distancing and only essential works will be carried out. Works will be assessed in terms of essential need, urgency and risk.</p>
24/03/20	Barnet Homes - Reduce scope of Caretaking Grounds Maintenance	Reduce scope of grounds maintenance service to support essential caretaking/cleaning and bulk refuse collection activities.	<p>In line with the Government guidance, and to support minimising spread of the virus and still ensure resident safety, the caretaking service has moved to covering essential duties including cleaning of high human traffic communal areas, undertaking fire safety, health and safety checks and bulk refuse collection.</p>

	services on Council Housing Estates		https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/876501/Local authority rented property COVID enforcement guidance v2.2.pdf dated March 2020
24/03/20	Barnet Homes - Reduce Homelessness Face to Face Services	Move to a telephone and online service only, with face to face reception services only delivered in exceptional circumstances.	<p>Decision taken in accordance with Government guidance around social distancing. In line with the council's duties under the Housing Act 1996 and related legislation, the service remains available and accessible. Officers considered the equality impacts of such a decision and will ensure that appropriate steps are taken to ensure that those with protected characteristics are able to access the service too.</p> <p>Officers took account of the public sector equality duty and those customers who cannot access the service by telephone or online, or for some other reason such as a disability, will be given an alternative method to use which can still be face to face by appointment and still ensuring adequate social distancing measures.</p>
24/03/20	Barnet Homes - Suspend Issuing New Possession Notices to Council Tenants & TA Clients	Suspend issuing Notices Seeking Possession relating to rent arrears as per Government Guidelines/Coronavirus Act 2020.	<p>Government guidance and changes to the court procedure rules means that existing notices are extended to 3 months notice (at this stage) and proceedings for possession and all proceedings seeking to enforce an order for possession by eviction are stayed for a period of 90 days from 27 March 2020. The option to issue notices seeking possession remains but the timescales of the notices are different to what they usually would be. At this stage, the Council has decided not to issue notices for rent arrears grounds alone (but will continue to do so for other tenancy breaches). This decision will be reviewed in due course. The delay in collecting income may lead to an increase in bad debt. This cost to the general fund & Housing Revenue Account is expected to be funded by the Covid19 Government Grant.</p> <p>https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/876500/Consolidated Landlord and Tenant Guidance COVID and the PRS v4.2.pdf published 28 March 2020</p> <p>https://www.justice.gov.uk/courts/procedure-rules/civil/rules/part51/practice-direction-51z-stay-of-possession-proceedings,-coronavirus dated 27 March 2020</p>

30/03/20	Barnet Homes - Suspend progression of existing possession claims to Council Tenants & TA Clients	Suspension of all in progress rent arrears related Possession claims as per MHCLG guidelines.	<p>Pursuant to Government guidance and a change to the court procedure rules, existing possession claims are stayed for an initial period of 90 days from 27 March 2020. The delay in collecting income may lead to an increase in bad debt. This cost to the general fund & Housing Revenue Account is expected to be funded by the Covid19 Government Grant.</p> <p>https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/876500/Consolidated_Landlord_and_Tenant_Guidance_COVID_and_the_PRS_v4.2.pdf published 28 March 2020</p> <p>https://www.justice.gov.uk/courts/procedure-rules/civil/rules/part51/practice-direction-51z-stay-of-possession-proceedings,-coronavirus dated 27 March 2020</p>
26/03/20	Barnet Homes - Delay Insourcing of Repairs and Maintenance service	Extension of arrangements with existing provider by 3 months due to supply chain issues and unsurmountable barriers to effective transition.	Due to supply chain issues, current staff resourcing difficulties etc, bringing the service in house is not considered viable at this moment. The extension of contractual arrangements with existing providers will result in increased costs to the Housing Revenue Account which is expected to be funded by the Covid19 Government Grant.
03/04/20	Barnet Homes - Shut Night Shelters across the Borough	Source alternative accommodation for all rough sleepers in the borough including all those in shared accommodation (night shelters) in accordance with directive issued by MHCLG/GLA	<p>Decision taken in accordance with Government guidance. Finding temporary accommodation solutions for all rough sleepers in the borough will have a financial implication for the general fund and this is expected to be funded by the Covid19 Government Grant. Cost of temporary accommodation for rough sleepers is approx. £61K.</p> <p>There is no current government guidance on night shelters. Until 25 March the guidance was that night shelters could remain open, shared spaces should be used as little as possible and service users who display symptoms should be isolated to limited areas.</p> <p>As of 25 March the government advises that updated guidance will be issued 'soon' - https://www.gov.uk/government/publications/covid-19-guidance-on-services-for-people-experiencing-rough-sleeping?utm_source=66d00097-bb1b-4575-9cd3-57a9b9849b88&utm_medium=email&utm_campaign=govuk-notifications&utm_content=immediate dated 25 March 2020</p>

			<p>MCHLG have recommended that all those sleeping rough are 'brought in' and provided with accommodation - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/876466/Letter_from_Minister_Hall_to_Local_Authorities.pdf dated 26 March 2020</p> <p>In making this decision officers had regard to the public sector equality duty and those that were in the night shelter have been rehoused.</p>
03/04/20	Promoting and Facilitating Professional Business-to-Business Advisors	<p>To appoint up to 25 accountants, to provide one-to-one financial planning support up to ten Barnet-based businesses each. The total value of the project is £25,000, with a provision for each accountant to receive up to £1,000.</p>	<p>Although the council is facilitating and funding this programme, it will not take any express or assumed responsibility for advice given. The council will be indemnified through the signing of a standard agreement between it and businesses providing professional advice as well as those receiving advice.</p> <p>Participating Accountants providing advice will be required to have a valid, current membership of one of the following recognised professional bodies:</p> <ul style="list-style-type: none"> • Institute of Chartered Accountants for England and Wales (ICAEW) • Association of Certified Chartered Accountants (ACCA) • Chartered Institute of Management Accountants (CIMA) • Institute of Chartered Accountants Scotland (ICAS) • Chartered Institute of Public Finance and Accountancy (CIPFRA) <p>This programme is designed to help safeguard businesses and jobs within the local area. The council will prioritise businesses who have been adversely affected by COVID-19 and were financially sound prior to the coronavirus outbreak. Only businesses with a trading address within the Barnet Local Authority area will be eligible. This programme will operate a rolling admission until we have 250 businesses who meet the application criteria and prioritise businesses with 3 – 20 employees.</p>
03/04/20	Estates Cleaning Programme	Cleaning regime improved to minimise risk of infection from hard surfaces within operational buildings	To reduce the risk of indirect Covid 19 infections being passed from person to person in the workplaces.

03/04/20	Barnet House and Colindale Office - Closed to the Public	Offices closed to the Public	<p>Based on Government guidance about social distancing and the lockdown.</p> <p>Both offices are closed to the public in order to reduce the risk of spreading Coronavirus and to relieve the burden on a security workforce that is likely to be reduced during the pandemic. Alternative telephone and online contact mechanisms have been put in place for customers to use. Officers considered the public sector equality duty and where appropriate can arrange to see customers face to face if necessary and those without access to a phone can come to the Colindale offices and be given access to a phone.</p>
03/04/20	Security	Additional security (patrols or guardians) to be installed in closed council buildings	This will help to minimise risk of break ins and squatting in buildings made vulnerable by closure.
03/04/20	Distribution Hubs	Creation of food distribution hubs at Alexandra Palace (now closed) and the RAF Museum	To meet the need to supply MHCLG supplied food to shielded members of the community that may not be able to source food for themselves in line with the Guide for Local Authorities and Local Resilience Forums on the system to support those who are clinically extremely vulnerable to COVID-19 dated 24 March 2020, including the letter from Jo Gillespie (Deputy Director, Resilience and Emergencies).
03/04/20	Office Moves	Family Services move from NLBP to Barnet House paused, probably until late April 20	To reduce the risk of losing business continuity within Family Services, during the initial phase of increased working from home and social distancing. NLBP is also closed to the public.
03/04/20	Works Delays	Colindale Ground Floor meeting room fit-out paused, subject to contractor availability	Non-essential work - Implemented in order to reduce the risk of spreading the Coronavirus between contractors and the workforce and amongst the contractors themselves.
03/04/20	Works Delays	Barnet House refurbishment works (for Housing Options) paused, subject to contractor availability	Non-essential work - Implemented in order to reduce the risk of spreading the Coronavirus between contractors and the workforce and amongst the contractors themselves.