



Housing & Growth Committee

16th November 2022

Title	Housing & Growth Forecast Financial Outturn at Month 6 (September 2022)
Report of	Deputy Chief Executive and Executive Director of Strategy & Resources (Section 151 Officer)
Wards	All
Status	Public
Urgent	No
Key	No
Enclosures	None.
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Summary

This report contains a summary of the revenue and capital forecast outturn for the financial year 2022-23 as at Month 6 (30 September 2022) for the services within the remit of Housing & Growth Committee.

Recommendations

That the committee notes:

1. the current forecast financial outturn for 2022-23.
2. the projected use of reserves.

1 Summary

1.1 This report sets out the forecast outturn position for the 2022-23 financial year as at 30th September 2022 for the services which fall within the Housing & Growth Committee.

1.2 At month 6, the forecast financial outturn is:

- Overall forecast to budget at month 6.
- Forecast net use of reserves of £0.258m.

2 Forecast Position at Month 6

Overview

2.1 As at month 6, the forecast outturn is to budget.

Table 1: Forecast Revenue Outturn at Month 6

Housing & Growth	2022-23 Budget	Month 6 (Forecast outturn before reserves)	Reserves applied	Month 6 Forecast outturn after reserves	Month 6 variance after reserves	Month 4 variance	Change from Month 4
	£m	£m	£m	£m	£m	£m	£m
CSG Managed Budget	4.317	4.536	-	4.536	0.219	-	0.219
Employment Skills & Ec Dev	0.637	0.637	-	0.637	-	-	-
Estates	1.454	1.454	-	1.454	-	-	-
Growth and Housing	0.737	1.342	(0.606)	0.737	-	-	-
Housing Strategy	5.343	5.475	(0.366)	5.109	(0.234)	-	(0.234)
Regeneration	-	0.066	(0.051)	0.015	0.015	-	0.015
Brent Cross Revenue	(2.013)	(2.895)	0.882	(2.013)	-	(0.282)	0.282
Transformation Programme - DCE	-	-	-	-	-	-	-
RE Guaranteed Income	(4.473)	(4.473)	-	(4.473)	-	-	-
Total Housing & Growth Committee	6.002	6.142	(0.141)	6.002	-	(0.282)	0.282

2.2 Table 2 provides a breakdown of the variances as at Month 6 and underlying budget position.

Table 2: Month 6 variance detailed commentary

Service Areas	Month 6 variance after reserves	Commentary
	£m	
CSG Managed Budget	0.219	£0.219m increase in parking leases at North London Business Park and Harrow Depot, due to delays in the Oakleigh Road Depot programme. Other pressures include: £0.293m cost at Oakleigh Road depot (ORD) for extra Parking and Transport services for the depot consolidation. £0.123m Apthorp Lodge security costs These costs have been offset by: £0.123m reduction in Annual Work Plan repairs £0.100m Expected savings in cyclical and planned repairs £0.135m Backdated rent for Biels Bros and Kosher Kitchen £0.025m Reduced rates based on actual costs to date £0.020m Saving on security costs
Housing Strategy	(0.234)	£0.234m reduction in the required Bad Debt Provision needed to mitigate risk of outstanding rental income. This is the result of an extensive ongoing review of debt and the overachievement of expected historical debt recovery. The operational costs for running the Temporary Accommodation and Rough Sleeping services are forecasted to budget. The cost of an additional short-term team to manage expected increases in prevention activities and housing support, is funded through Housing reserves.
Regeneration	0.015	Increased legal expenses across Regeneration schemes
Total Housing & Growth Committee	0.000	

Application of Reserves

- 2.3 The council holds reserves to deal with future pressures where the value or the timing of the pressure is uncertain, or where the funding can only be spent on specific objectives (e.g. grant funding). Reserves are divided into 'earmarked' reserves, where the spending objective is known with some clarity, and 'general' reserves, intended to mitigate the impact of wholly unforeseeable costs. The levels of reserves are set out under Section 25 of the Local Government Act 2003 and prudent levels are determined by the Chief Finance Officer (the Executive Director of Strategy & Resources (Section 151 Officer)). Earmarked reserves are usually held by specific services, while general reserves are held corporately.
- 2.4 The use of reserves is not intended to replace savings or income generation opportunities as part of the Medium Term Financial Strategy (MTFS). Reserves can only be used once and then they are gone. Any use of reserves to replace savings or income generation opportunities is a delaying action, storing up pressures into future years. This could be part of investing in transformational service delivery and is the ultimate last resort during budget setting when a gap cannot be bridged despite best efforts.
- 2.5 This report sets out anticipated use of or top-up of earmarked service reserves within the 2022/2023 financial year. The table below provides further detail.

Table 3 Use of or top-up of reserves at Month 6

Service Areas	Forecast (drawdown) / top-up to reserves	Commentary
	£m	
Growth and Housing	(1.140)	<p>£0.366m drawdown of the Flexible Homelessness Support Grant (FHSG) and other grants which were carried forward to fund qualifying expenditure in 2022-23.</p> <p>£0.285m drawdown for One Public Estate Colindale Place-maker works.</p> <p>£0.216m drawdown of Fire safety reserve, to upskill staff to meet additional legal requirements.</p> <p>£0.151m drawdown to help fund the cost of the additional housing licencing scheme.</p> <p>Covid-19:</p> <p>£0.100m drawdown to assist in funding additional staff needed to manage back-log of HMO enforcements (visits restricted due to Covid). This is part of a larger fund of £0.325m from other council reserves. As at August 2022, there are 153 possible HMO service requests requiring visits/enforcements.</p> <p>£0.022m BOOST Employment and Skills</p>
Brent Cross Revenue	0.882	<p>£0.607m Brent Cross Retail Park top-up to the Brent Cross Retail Park reserve in line with the financial model created at the point of the acquisition. The reserve assists with the council's future vacant possessions strategy.</p> <p>An additional £0.275m for the creation of an operating reserve for the Brent Cross West Station which goes live in 2023.</p>
Total Housing & Growth Committee	(0.258)	

Savings

- 2.6 The budget for the services within the remit of the Housing & Growth Committee for 2022-23 includes planned savings of £0.961m. It is currently forecasted that all £0.961m of these savings will be achieved.
- 2.7 However, there is a risk of delivery to the £0.644m savings, relating to Temporary Accommodation cost avoidance.
- 2.8 At month 6, there is a risk of delay on the 500 *Housing Acquisitions Open Door* capital programme.

2.9 A series of external events have led to borrowing rates increasing significantly over recent months. Analysis of the Opendoor Homes business plan identified that a maximum borrowing rate of 4.25% was sustainable. Any funds borrowed above this rate would render the business plan unviable. The Opendoor Homes board approved a loan draw down from the council, sufficient to enable the programme to complete 220 purchases. With Public Works Loan Board (PWLB) rates now exceeding 4%, and therefore, Opendoor Homes borrowing rates exceeding 5.25%, the programme cannot continue beyond 220 homes without intervention from the council. A paper was presented at Housing & Growth Committee on 25th October 2022 which approved the continuation of the programme to 220 purchase this year, and delegated authority to the Chair of the Committee, in consultation with the Deputy Chief Executive, to agree terms for loan drawdowns, to complete the purchase to the 300 homes in 2022-23.

2.10 The Barnet Group and the council are working through potential mitigations, and the conditions required to continue the programme. However, if the planned programme is partly re-profiled into next financial year, there will be fewer affordable homes available to meet homelessness demand. If not fully mitigated, there may be a pressure in 2022-23, although the financial impact will more likely affect future financial years.

Table 4 Savings Delivery 2022-23

Savings Reference	Opportunity By Area	Description of saving	2022-23 Savings	Forecast Achievable	Unachievable	RAG Rating
			£m	£m	£m	
G&CS 22 sav 4	Housing Strategy	500 additional acquisitions of properties for use as affordable temporary accommodation by Open Door Homes supported by Loan from Council, as a cheaper alternative to existing temporary arrangements which utilise the private rented sector.	(0.664)	(0.664)	-	Amber
G&CS 22 sav 1	Housing Strategy	Buyback of properties through GLA Buyback grant, which the council will use for temporary accommodation.	(0.056)	(0.056)	-	Green
G&CS 22 inc 38	Estates	Additional income from the existing commercial portfolio, including new lettings and rent reviews	(0.050)	(0.050)	-	Green
G&CS 22 inc 39	Estates	Income received from renting floor space in Colindale Office	(0.075)	(0.075)	-	Green
G&CS 22 inc 40	Housing Strategy	Income received as dividends on completed affordable homes delivered by Opendoor Homes	(0.116)	(0.116)	-	Green
			(0.961)	(0.961)	-	

Risks and opportunities

2.11 In preparing the report for month 6, various overall (corporate) and service-specific risks have been identified. These are set out below.

2.12 Risks:

- The Estates service conducts monthly reviews of the outstanding commercial debt. This could lead to subsequent write-offs of income related to prior years. An extensive review of all debt at financial year-end 2021-22, resulted in a £0.392m increase in the bad debt provision, which should mitigate the risk of further write-offs.
- The macro-economic environment is to remain challenging for businesses and personal households. Increases in energy and utilities costs, may cause Temporary Accommodation (TA) demand to rise, if more households are evicted due to inability to pay rents and mortgages.

- Across London, market forces are applying upwards pressure to the costs of TA, making it more difficult for the council to secure affordable, good quality housing. Interest rates are also rising, increasing the cost of borrowing. These increases in capital funding, may cause delays to the Open Door Homes (ODH) acquisitions capital scheme. This may further decrease the availability of affordable homes and mean savings targets linked to TA cost avoidance are not achieved in full. However, the financial impact is more likely to be felt in future financial years.
- The council is in discussion with Catalyst Housing Association, to settle a dilapidations/ reinstatement liability, when surrendering the lease at Apthorp Care Home.
- The risks at Brent Cross West relate to the current economic climate, with the scheme impacted by the rising costs of raw materials and the availability of skilled labour.

2.13 Opportunities:

- Lease extensions and rent reviews of council owned properties; billing of historic rental income related to existing council sites.
- The early termination of existing contracts that the council is leasing from external parties.
- Rates refunds at council libraries.
- Brent Cross West pursuing parallel strands of activity with Government sponsors and our commercial partners to recover costs that have arisen by third parties and outside of council control, for example the week 35 cancellation reported to the committee previously, and cancellations earlier in the station programme.

3 Ringfenced funding

Housing Revenue Account (HRA)

3.1 The HRA budget has been set in line with the 30-year business plan and approved by H&G and P&R committees in February 2022.

3.2 The service-related elements of the HRA are projected to be £0.146m favourable to budget. This will be offset by a decrease of £0.146m in RCCO (Revenue contribution to Capital Outlay). The £0.146m favourable variance is comprised of:

- £0.120m favourable - Overachievement on commercial rent income. Similar number of units are expected to be rented out this year, as last year. The number of units are higher than budgeted.
- £0.115m favourable – Savings on interest costs on HRA debts. This is due to early borrowing that happened last financial year, taking advantage of the lower interest rates which were available at the time.
- £0.141m favourable - Overachievement on income on water rates.
- £0.096m favourable - Overachievement on interest income earned on HRA cash balances. This is due to higher average interest rates expected this financial year.
- £0.261m reduction in the required provision for Bad Debts.

Offset by:

- £0.557m adverse - Overspend due to an increase in Gas & Electricity costs on HRA Estates and Sheltered Housing blocks. The increase in costs is not being passed to tenants nor leaseholders as increases in rent or service charge. The increase in service charges and rent was capped at 4.1%, however the projected increase in gas & electricity is significantly higher. – This is offset by the capitalisation of regeneration staff costs associated with site preparation on various regeneration programmes such as Dollis Valley and Grahame Park.

Table 6: HRA forecast at Month 6

HRA - Revenue	21/22 Outturn	Full year Budget	Month 6 Actuals	Month 6 Forecast	Month6 Budget Variance
	£'000	£'000	£'000	£'000	£'000
Dwelling Rent	(50,397)	(52,333)	(26,141)	(52,333)	-
Non-Dwelling Rent	(1,273)	(1,242)	(586)	(1,362)	(120)
Service & Other Charges	(6,842)	(6,851)	(5,539)	(6,992)	(141)
Other Income	447	-	-	-	-
Housing Management	19,014	19,451	11,269	19,451	-
Other Costs	1,735	1,806	(709)	2,363	557
Internal recharges	2,839	2,868	14	2,868	-
Repairs & Maintenance - Mgt Fee	8,584	10,462	4,865	10,462	-
Repairs & Maintenance - Non Core	975	-	1,802	-	-
Provision for Bad Debt	589	1,261	-	1,000	(261)
Regeneration	168	684	14	714	30
Debt Management Expenses	10,103	10,578	-	10,463	(115)
Interest on Balances	(116)	(9)	(2)	(105)	(96)
HRA Controllable (Surplus)/Deficit	(14,174)	(13,325)	(15,013)	(13,471)	(146)
Depreciation	12,222	12,685	-	12,685	-
RCCO	1,932	536	-	682	146
HRA Capital Charges	14,154	13,221	-	13,367	146
HRA (Surplus)/Deficit	(20)	(104)	(15,013)	(104)	-

3.3 The projected HRA reserve is £4.124m.

Table 7: HRA reserves at month 6

Service Area	B/Fwd	Revenue Movement	Depreciation & RCCO	Forecast Funding for Capex CFR	C/Fwd
	£'000	£'000	£'000	£'000	£'000
HRA Reserve	(4,020)	(13,470)	13,366	-	(4,124)
Major Repairs Reserve	(2,000)	-	(13,366)	13,366	(2,000)
HRA Reserves	(6,020)	(13,470)	-	13,366	(6,124)

4 Capital Programme

4.1 The Housing & Growth Capital Programme includes:

4.1.1 General Fund Capital Programme

- Housing & Growth Capital
- Housing & Growth (Brent Cross)

4.1.2 Housing Revenue Account Programme

- Housing Revenue Account

4.2 Housing & Growth Capital

4.2.1 The capital forecast outturn at month 6 for 2022-23 is £128.204m; this represents a £7.421m favourable variance from budget due to re-aligning the programmes into future financial years.

Table 7 Current Financial Year Forecast Capital Outturn at Month 6

Service Area	2022-23 Budget	Additions/ (Deletions)	(Slippage)/ Accelerated Spend	2022-23 Forecast	Variance from Approved Budget	Expenditure to date
	£m	£m	£m	£m	£m	£m
Housing General Fund Capital	56.865	-	-	56.865	-	27.426
Housing & Growth Capital - General	74.708	-	(4.563)	70.145	(4.563)	11.368
Re - (Housing & Growth)	4.052	-	(2.858)	1.194	(2.858)	0.032
Total Housing & Growth Capital	135.625	-	(7.421)	128.204	(7.421)	38.826

4.2.2 General Fund Housing:

- The capital budgets were realigned at September Policy and Resources Committee to reflect the month 4 Forecasts. All Housing General Fund Capital Forecasts are currently to budget.

4.2.3 Housing & Growth – General:

- Family Friendly Hub fit-out - £0.358m re-profiled into next financial year. A review has taken place and identified that some services will be provided at different locations, which are being identified.
- Town Centres - £5.720m re-profiled into next financial year due to delays in Finchley Square starting on site, and changes in the delivery programme to align with the wider development.
- Development Portfolio - project timelines reviewed, with £0.242m re-profiled into next year due to programme delays.
- Hendon Hub - £1.777m acceleration of expenditure in 22-23 due to acquisition opportunities.
- Other minor re-profiling movements of £0.020m across the wider programme.

4.2.4 Re (Housing & Growth): The total Colindale Station works budget £2.858m has been re-profiled into 20223/24 to reflect planned works.

4.3 HRA Capital Investment

4.3.1 The HRA Capital programme budget reflects the most recently approved HRA Business Plan in March 2022.

4.3.2 At month 6, the HRA capital programme is forecasting a £3.617m re-alignment into future financial years

Table 8 Housing Revenue Account Capital Current Financial Year Forecast Outturn at Month 6

Service Area	2022-23 Budget	Additions/ (Deletions)	(Slippage)/ Accelerated Spend	2022-23 Forecast	Variance from Approved Budget	Expenditure to date
	£m	£m	£m	£m	£m	£m
HRA	114.736	-	(3.617)	111.119	(3.617)	37.565
Grand Total	114.736	-	(3.617)	111.119	(3.617)	37.565

4.3.3 HRA capital programmes are mainly on three areas, Investment in current stock (capital repairs or capital enhancements of existing properties), Development of new properties (new builds) and market acquisition of properties.

4.3.4 All Investment programmes and market acquisitions are forecasting to budget after the re-alignment at September Policy and Resources committee.

4.3.5 Development Programmes:

- £3.617m re-profiling on the Small Sites HRA programme into next financial year to match expected project timelines.

5 Brent Cross

5.1 Brent Cross Revenue

5.1.1 Brent Cross Revenue is shown on budget at month 6, this is an adverse movement of £0.282m since month 4.

- Favourable variance on BX Retail Park of £0.461m due to improved lease renewals (two units) and one unit operational for longer than initially modelled. The adverse movement of £0.282m from month 4 relates to the council creating an operating reserve ahead of the Brent Cross West Station opening in 2023.

Offset by:

- £0.169m Programme staff pressures for non-capitalisable staff costs and other programme support costs such as IT licenses and communications activity. The minor movement since month 4 is based on the updated staff resourcing schedule.
- £0.014m BX North expenditure deemed non-recoverable by the Property Development Agreement (PDA) and consequently funded by the Council.
- £0.131m BX Rental Income pressure due to the timing of lease end dates and handover of properties to the Council's Brent Cross Town development partners.
- £0.147m BX South expenditure deemed non-recoverable by the PDA and consequently funded by the Council.

5.2 Housing & Growth - Brent Cross Capital

5.2.1 Brent Cross – The Brent Cross capital programme is currently projecting re-profiling of expenditure of £6.961m at month 6 for 2022-23, this is due to revised programme schedules for the junctions and waste transfer station workstreams. The 5-year programme is forecasting on budget.

Table 9 Brent Cross Capital Current Financial Year Forecast Outturn at Month 6

Service Area	2022-23 Budget	Additions/ (Deletions)	Reprofiling (to)/from future years	2022-23 Forecast	Variance from Approved Budget	Expenditure to date
	£m	£m	£m	£m	£m	£m
Brent Cross	83.305	-	(6.961)	76.344	(6.961)	12.861
Brent Cross	83.305	-	(6.961)	76.344	(6.961)	12.861

Table 10 Brent Cross Capital Current Financial Year Forecast Outturn at Month 6

Housing & Growth - Brent Cross	5-year Programme Budget	5-year Programme Forecast	Additions/ Deletions
	£m	£m	£m
Funding for Land Acquisitions	10.043	10.043	-
Brent Cross West	95.511	95.511	-
Critical Infrastructure	16.290	16.290	-
BXT Land Acquisition	17.496	17.496	-
Total Housing & Growth Committee - Brent Cross	139.340	139.340	-

5.2.2 **BXC – Funding for land acquisitions**

The forecast at month 6 for 2022-23 identifies a need for re-profiling expenditure of £0.022m. This relates to reflecting the latest programme for the station western public realm which is funded by the land budget as agreed at H&G in November 2021.

- The overall financial position is currently forecast on budget. As previously noted to the committee, any surpluses in the interim will fund additional workstreams such as Infrastructure 2, the Station Western Entrance Public Realm and BX master planning.

5.2.3 **BXT Land Acquisitions**

The forecast at month 6 for 2022-23 remains unchanged since month 4. A further review will be undertaken at M7 incorporating any updated Property Cost Estimates (PCE). It is noted that both statutory home loss and disturbance costs have increased for residential properties. The update will be presented to P&R in December.

- The overall forecast remains on budget and is fully funded under the project development agreement.

5.2.4 **Brent Cross West**

The forecast at month 6 for 2022-23 identifies re-profiling expenditure of £6.342m. Station construction is still due to complete in late December 2022.

- The overall programme is forecast to budget although acknowledging potential pressures due to material cost inflation and supply chain issues due to Covid and the current economic climate, in addition to cost associated with cancelled railway possessions leading to prolongation on the construction programme. Availability and cost of materials continues to be an issue even at this late stage.
- Waste Transfer Station and Highways (Geron Way) have both been materially updated to reflect the most up to date programmes. This has resulted in £5.931 re-profiling into 2023-24.
- BXW delivery packages are reflecting re-aligning £0.411m into 2023-24 due to an updated cost report.

5.2.5 **Critical Infrastructure**

The forecast at month 6 for 2022-23 identifies a re-profiling of the budget of £0.587m into 2023/24. The realignment will be presented at M7 December P&R committee.

- The realignment is the net impact of increasing Southern Junctions PCE based on the latest update to include contingency measures and re-profiling into 2023-24 for the Tilling Road & Claremont Junction in line with the latest updated programme.
- The overall programme is currently forecast on budget.

6. **REASONS FOR RECOMMENDATIONS**

- 6.1 This report contains a summary of the forecast revenue and capital outturn for the services within the Housing & Growth Committee, for the financial year 2022-23, as at month 6 (September 2022).

7. **ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED**

- 7.1 None

8. **POST DECISION IMPLEMENTATION**

- 8.1 None

9. **IMPLICATIONS OF DECISION**

9.1 **Corporate Priorities and Performance**

- 9.1.1 This supports the council's corporate priorities as expressed through the Barnet Plan for 2020-25 which sets out our vision and strategy for the next five years. This includes the outcomes we want to achieve for the borough, the priorities we will focus limited resources on, and our approach for how we will deliver this.

9.2 **Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)**

- 9.2.1 This report considers the forecast position of the services under the remit of the Housing & Growth Committee at the end of the financial year.

9.3 **Legal and Constitutional References**

- 9.3.1 Section 151 of the Local Government Act 1972 states that: "without prejudice to section 111, every local authority shall make arrangements for the proper administration of their

financial affairs and shall secure that one of their officers has responsibility for the administration of those affairs”.

Section 111 of the Local Government Act 1972 relates to the subsidiary powers of local authorities to take actions which are calculated to facilitate, or are conducive or incidental to, the discharge of any of their functions.

9.3.2 Under Section 25 of the Local Government Act 2003 (the ‘Act’) the Chief Finance Officer (the Executive Director of Strategy & Resources (Section 151 Officer)) of the authority must report to the council on the following financial matters:

- (a) the robustness of the estimates made for the purposes of the calculations, and
- (b) the adequacy of the proposed financial reserves.

9.3.3 Section 28 of the Act imposes a statutory duty on the council to monitor, during the financial year, its income and expenditure against the budget calculations. If the monitoring establishes that the budgetary situation has deteriorated, the authority must take such action as it considers necessary to deal with the situation. Sub-section 28(4) of the Act defines whether there is deterioration in an authority’s financial position.

9.3.4 The Financial Regulations in the council’s constitution reflect the responsibility for Theme Committees for the oversight and scrutiny of:

The overall financial performance of the services operating within the remit of the respective Theme Committee.

The council’s current Financial Regulations can be found at:

<https://barnet.moderngov.co.uk/ecSDDisplay.aspx?NAME=SD349&ID=349&RPID=638294>

9.4 Insight

9.4.1 Whilst not specifically applicable to this report, insight is used to support the financial position forecasted in this report through activity drivers and place-based understanding.

9.5 Social Value

9.5.1 None applicable to this report.

9.6 Risk Management

9.6.1 Regular monitoring of financial performance is a key part of the overall risk management approach of the Council.

9.7 Equalities and Diversity

9.7.1 Decision makers should have due regard to the public sector equality duty in making their decisions. The equalities duties are continuing duties, they are not duties to secure a particular outcome. Consideration of these duties should precede the decision. The public sector equality duty is set out at section 149 of the Equality Act 2010 (the ‘EA’) as follows:

· A public authority must, in the exercise of its functions, have due regard to the need to:

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the EA
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

The relevant protected characteristics are:

- (a) Age
- (b) Disability
- (c) Gender reassignment
- (d) Pregnancy and maternity
- (e) Race
- (f) Religion or belief
- (g) Sex
- (h) Sexual orientation
- (i) Marriage and Civil partnership

9.7.2 The EA is reflected in the council's Equalities Policy together with the strategic Equalities Objective - as set out in the Corporate Plan - that citizens will be treated equally with understanding and respect; have equal opportunities and receive quality services provided to best value principles.

9.7.3 Progress against the performance measures used is published on the council's website at: www.barnet.gov.uk/info/200041/equality_and_diversity/224/equality_and_diversity

9.8 Corporate Parenting

9.8.1 In line with Children and Social Work Act 2017, the council has a duty to consider Corporate Parenting Principles in decision-making across the council. There are no implications for Corporate Parenting in relation to this report.

9.9 Consultation and Engagement

9.9.1 None in the context of this report

9.10 Environmental Impact

9.10.1 None in the context of this report

10. BACKGROUND PAPERS

10.1 Housing & Growth Committee 5th September 2022 - [M4 HG Forecast Outturn - PUBLIC.pdf \(moderngov.co.uk\)](#)

10.2 Housing & Growth Committee 25th October 2022 - 500 Acquisitions Capital Programme Progress Review - [ODH 200 Home Review - HG Committee 25 October 22.pdf \(moderngov.co.uk\)](#)