

DECISION NOTICE OF THE Cabinet HELD ON Tuesday, 21st October, 2025

Set out below is a summary of the decisions taken at the meeting of Cabinet held on Tuesday, 21 October 2025.

If you have any queries about any matters referred to in this decision sheet please contact Richard Plummer, Committees Manager.

9. ADOPTING A NEW TENANCY MANAGEMENT POLICY

DECLARATIONS OF INTEREST FOR ITEM:

None

RESOLVED:

That Cabinet:

1. Approved the adoption of the draft Tenancy Management Policy to come into effect from 4 November 2025.
2. Delegated authority to the Director of Housing in consultation with the Cabinet member for Housing and Planning to make any future modifications to this policy required by changes to legal or regulatory requirements arising in the three-year period before the policy is due for review.

Reasons for decision

This newly drafted clear and accessible policy would outline the Council's approach to tenancy management for Council tenants and for their wider households. It would also help the Council meet the Social Housing Regulator's consumer standards, specifically the Tenancy Standard and the Transparency, Influence and Accountability Standard.

Alternative options considered

The Council could have continued with a range of tenancy policies and updated each one individually instead of introducing one comprehensive policy for this service. This option was rejected because it would not meet the Council's needs or those of its tenants. Introducing this new policy will assist the Council to meet the Social Housing Regulator's Transparency, Influence and Accountability Standard requirement to deliver fair, reasonable, accessible and transparent policies. This option would also not meet our commitment to introduce updated policies in the Housing Strategy 2024 – and the Housing Improvement Plan 2023.

10. ADOPTING A NEW TENANCY STRATEGY

DECLARATIONS OF INTEREST FOR ITEM:

None

RESOLVED:

That Cabinet:

1. Approves the adoption of the draft Tenancy Strategy to come into effect from 4 November 2025.
2. Delegate authority to the Director of Housing in consultation with the Cabinet member for Housing and Planning to make any future modifications to this strategy required by changes to legal or regulatory requirements arising in the four-year period before the strategy is due for review.

Reasons for decision:

A Strategy setting out the Council's expectations for Registered Providers (RP's) of Social Housing in the borough is important for providing guidance and support to RP's on a range of issues:

- in letting social housing
- developing housing policies
- and supporting residents to live independently and sustain their tenancies.

Haringey's current Tenancy Strategy ran from 2014 – 2016. A new Tenancy Strategy was required.

Alternative options considered

Do nothing. The Council could not have continued with an out-of-date tenancy strategy. This option was rejected because it would not meet the Council's needs or those of its tenants. Introducing this new strategy will allow the Council to meet its obligations under the Localism Act 2011.

11. APPROVAL OF CONTRACT FOR DEMOLITION OF NORTHOLT AND THE STAPLEFORD WING BLOCK AND APPROVAL FOR CONTRACT FOR PHASE TWO OF THE BROADWATER FARM NEW HOMES PROGRAMME

DECLARATIONS OF INTEREST FOR ITEM:

None

RESOLVED:

That Cabinet:

1. Pursuant to contract standing order (CSO) 2.01.C, approved the appointment of the contractor outlined in the exempt report to undertake phase two of the new build programme to provide a total of 139 Council rented homes and retail/workspaces units at Ground Floor (to shell and core) for a total contract sum as set out in the exempt report.
2. Approved the appropriation of the land edged blue on the plan at Appendix 1 and the land edged blue on the plan at Appendix 2 from housing purposes to planning purposes under Section 122 of the Local Government Act 1972 as it is no longer required for the purpose which it is currently held, and for the purpose of carrying out the second phase works and the demolition works for phases three and four as approved by planning permission reference HGY/2022/0823 and detailed further in this report.
3. Approved the use of the Council's powers under Section 203 of the Housing and Planning Act 2016 to override easements and other third-party rights and interests relating to the land edged blue at Appendix 1 and the land edged blue at Appendix 2 for works approved under planning permission reference HGY/2022/0823.
4. Delegated to the Corporate Director of Culture, Strategy and Communities, in consultation with the Corporate Director of Finance and Resources, authority to make payments of compensation as a result of any valid claims of third-party rights affected by the second phase works and the demolition works for phases three and four of the Broadwater Farm new homes programme and payable as a result of recommendation 3.3, within the existing scheme of delegation.
5. Approved the appropriation of the land edged blue on the plan at Appendix 1 from planning purposes back to housing purposes under Section 122 of the Local Government Act 1972, on completion of the second phase of works.
6. Considered the results of the engagement and consultation carried out in respect of the second phase works set out in 6.37-6.43 of the report.
7. Pursuant to contract standing order (CSO) 2.01.C, approved the appointment of the contractor to undertake demolition works to the Northolt and Stapleford wing blocks as part of the enabling works for future phases of the new build programme (phases 3 and 4).

Reasons for decision

The Council was currently committed to an ambitious programme of estate renewal on the Broadwater Farm estate. Through the programme the council has committed to delivering almost 300 new build homes and the retrofit of existing council homes. This work was supported by extensive engagement and community development. In March 2022, residents overwhelmingly supported the Council's proposals through a resident ballot. Through these decisions the Council would be delivering on the commitments made to residents through that ballot.

The red lined scheme agreed through the ballot received planning permission in December 2022 and since then the Council has progressed delivery of the scheme.

The new build programme had been divided into four phases for delivery purposes. Phase one (the old Moselle school site) is onsite currently and was approved by Cabinet in October 2024. Phase two is the former Tangmere site and is a subject of this report. Phases three and four are the former Northolt and Stapleford North wing block sites. The demolition of the blocks to facilitate phases 3 and 4 is a subject of this report.

Alternative options considered

The Council could have adopted a different procurement strategy for works on the estate including procuring all new homes works in one package. The Council did initially take this approach for the new homes programme, but it was unsuccessful and the procurement was abandoned.

The Council could have decided not to progress with the regeneration programme. This would have been contrary to existing cabinet decisions following the outcome of the ballot in 2022.

The Council could have combined the new build works and demolition works into one procurement exercise. This option was discounted as the demolition of large panel system buildings is specialist work and the Council needed assurance that contractor was competent to complete the works set out. The new build contractor would have sub-contracted this work which would have added cost to the overall programme.

12. APPROVAL TO DELIVER COUNCIL HOMES AND LET CONSTRUCTION CONTRACT WITHIN SIR FREDERICK MESSER ESTATE BOUNDARY N15

DECLARATIONS OF INTEREST FOR ITEM:

None

RESOLVED:

That Cabinet:

1. Approved the appointment of the recommended contractor (A) identified in the exempt part of the report to undertake the new build works to provide a total of sixty-six council homes on the land at the corner of Seven Sisters and St Ann's Road, N15 6NP for a total contract sum of £24,610,387 and approves the on costs and client contingency sum set out in the exempt part of the report. This is in accordance with Contract Standing Order (CSO) 2.01 c).
2. Approved the issuance of a letter of intent to allow Haringey Council to incur expenditure for either 10% of the contract value or £100,000, whichever is the higher figure.

3. Approved the appropriation of land at the corner of Seven Sisters and St Ann's Road shown edged red on the plan titled 'Development Plan' attached at Appendix One, from housing purposes to planning purposes pursuant to section 122 of the Local Government Act 1972.
4. Approved the use of the Council's powers under Section 203 of the Housing and Planning Act 2016 to override easements and other rights of neighbouring properties infringed upon by the Sir Frederick Messer Estate, N15 6NP development, under planning permission Ref: HGY/2024/3315.
5. Delegated to the Director of Capital Projects and Property, after consultation with the Corporate Director of Finance and Resources and the Cabinet Member for Housing and Planning (Deputy Leader), authority to make payments of compensation for any valid claims of third-party rights affected by the development as a result of recommendation
6. Approved the appropriation of land at corner of Seven Sisters and St Ann's Road, N15 shown edged red in the plan titled 'Development Plan' attached at Appendix One, from planning purposes back to housing purposes under Section 122 of the Local Government Act 1972, after practical completion of the development scheduled for November 2027.
7. Approved the total scheme costs including: on costs, works, interest, contingency and other costs to the value as set out in detail in the exempt part of the report.
8. Considered the engagement and consultation carried out on this proposed scheme set out in section seven of this report.

Reasons for decisions

The site known as Sir Frederick Messer Estate, was approved by Cabinet on 21st January 2020 to be included in the Council housing delivery programme. This scheme was granted planning consent on 28 August 2025 and is ready to progress to construction. This report therefore marks the third, and final, Cabinet decision to develop on this site.

Following a formal tender process, a contractor had been identified to undertake these works.

There are no reasons for the Council to believe that any third-party rights would be infringed by the development. The scheme has received planning permission, and no concerns about the loss of rights were raised during extensive local engagement and consultation with residents. Appropriation of the development site for planning purposes is recommended to clear the path for development. It will allow the Council to use the powers contained in Section 203 Housing & Planning Act 2016 to override easements and other third-party rights that may be infringed by the development and will prevent injunctions that could delay or prevent the Council's proposed development. Section 203 converts the right to seek an injunction into a right to compensation. Under Recommendation 3.6 the site will be appropriated back from

planning purposes to housing purposes on completion of the development to enable the Council to use the land for housing and let sixty-six new Council homes.

The proposed development site shown edged red on the plan comprises the area of grassed area in front of Henrietta and Oatfield. The site proposal will provide sixty-six much needed Council homes in two six-storey buildings. In conjunction with the housing development a number of landscape and amenity improvements are proposed including play facilities, additional trees, planting, seating areas and CCTV.

These sixty-six homes will also contribute to the Council's commitment to start 500 homes on site as part of the GLA 21-26 Affordable Homes Programme and the Council's political aspiration to build 3000 Council homes by 2031.

Alternative options considered

It would be possible to not develop this site for housing purposes. However, this option was rejected as it does not support the Council's commitment to deliver a new generation of Council homes. This option would also represent a lost opportunity to gain critical GLA funding to support delivery of new homes.

This opportunity was procured via the LCP Dynamic Purchasing System (DPS) using the JCT Design Build Contract 2016 with amendments, the route recommended by Strategic Procurement for a contract of this value. An alternative option would have been to run a competitive tender via the Council's LCP Major Works Housing Framework. This option was rejected due to a poor response following an expression of Interest process, and a soft-market engagement exercise signifying increased interest from contractors outside of the framework.

The Council could continue with the scheme without appropriating the site for planning purposes, but this would risk the proposed development being delayed or stopped by potential third-party claims. By utilising the powers under Section 203 of the Housing and Planning Act 2016 (HPA 2016), those who benefit from third party rights will not be able to seek an injunction since those rights or easements that are overridden are converted into a claim for compensation only. The Council recognises the potential rights of third parties and will pay compensation where a legal basis for such payments is established. The housing delivery team actively engaged with local residents about the development of this site as the scheme proceeded through the feasibility and design stages and any comments or objections raised were taken into consideration by Planning Committee in reaching its decision.

The Council could decide not to appropriate the land for housing purposes upon practical completion of the building works. This option was rejected because it could prevent the Council from being able to offer up these homes for occupation as social housing thereby not supporting the delivery of much needed affordable homes.

13. APPROVAL TO PROCURE PRINT / POST SERVICES

DECLARATIONS OF INTEREST FOR ITEM:

None

RESOLVED:

That Cabinet:

1. Approved the commencement of procurement activities pursuant to CSO 2.01(b) to procure a services contract for the provision of Secure Print and Postal Services to support Revenues and Benefits, Housing, Planning and Pensions. The estimated contract cost is contained in the Part B (Exempt) report.

Reasons for decision

The current contract expired in January 2026.

Production of the notices laid out in section 1.2 are an essential service with the Council having a statutory requirement to issue notices for Revenues and Benefits under Local Government Finance Act 1988 & 1992.

£193 million in Council Tax and £84 million for NNDR (Business Rates) has been billed this financial year. All customers that have not opted into e-billing must be issued a respective bill by post, otherwise they do not have to pay.

Alternative Options Considered

Do nothing: This is not an option and would not only place the Council in breach of its statutory obligations but would also result in a significant reduction in income to the Council as Council Tax and Business Rates cannot be collected unless the associated statutory notices have been issued.

Undertake a full procurement: Should be discounted, as procurement through a framework will allow the Council to take advantage of accumulated pricing based on the framework.

14. APPROVAL TO TENDER FOR THE MALLARD PLACE (CHOCOLATE FACTORY PHASE 2) WORKS CONTRACT

DECLARATIONS OF INTEREST FOR ITEM:

None

RESOLVED:

That Cabinet:

1. Approved the tendering of the works contract for Mallard Place (Chocolate Factory Phase 2) within the maximum construction cost contained in the exempt report.

2. Approved the Commencement of the Procurement in accordance with CSO 2.01 b) (Cabinet approve commencing a procurement exercise for proposed Contracts valued at £500,000 or more) to appoint a contractor to undertake works related to Mallard place for a period of up to 3 years commencing July 2026.
3. Approved the primary route to market being the LCP Minor Works Dynamic Purchasing System (DPS), in accordance with CSO 8.01 (use of LCP DPS). In the event the DPS does not generate sufficient interest or an acceptable tender, the procurement will revert to the LCP Major Works Housing Framework (MWH -24 Lot 1.3), in accordance with CSO 7.02 (use of LCP Frameworks).

Reasons for decisions

These approval decisions would ensure that the Council will not lose the grant allocations it has secured, by tendering the build contract in readiness to have entered into contract by March 2026. Details of the grant funding conditions are set out in the exempt report.

This decision supported the delivery of 150 homes towards the Council's house building target of 3000 Council homes by 2031

Alternative options considered

The Council could decide to not tender the scheme. This option was discounted as it would negatively impact on the Council's target of building more than 3,000 genuinely affordable high-quality council homes by 2031.

The alternative option is to sell the site(s). This isn't the preferred option, and the land value would likely be low. This option would impact the Council's commitment to build 3000 Council homes by 2031 and would also contravene agreement with the GLA.

15. FUNDING AFFORDABLE HOUSING THROUGH LONG-TERM INSTITUTIONAL FINANCE

DECLARATIONS OF INTEREST FOR ITEM:

None

RESOLVED:

That Cabinet:

1. Approved the strategy for purchase and lease of residential accommodation as outlined in this report.

2. Approved the development and incorporation of a Limited Liability Partnership for the purpose set out in this report.
3. Approved the initiation of a market exercise by the LLP (with the Council's approval as majority member) to select a suitable funder to provide financing on acceptable terms. Such offering will include as part of the transaction a registered provider associated with the funder as part of the same funding submission to the LLP. This will enable application of GLA Grant Funding.
4. Approved that an initial capital budget of up to £5m, funded from the capital programme contingency budget is agreed for the negotiated purchase price of the Residential Housing Units and associated costs within the Council's Capital Programme.
5. Delegated authority is given to the Corporate Director of Finance and Resources to agree individual property purchases.
6. Approved that any potential deal will come back to Cabinet for a decision in advance of the transaction.

Reasons for decision

It was considered that the purchase of homelessness discharge accommodation is necessary for the Council to meet the increasing demand for the provision of temporary accommodation for the Borough and to meet the strategic, and financial objectives of the Council. These are explored in more detail within the main body of the report below.

By initially acquiring the Residential Housing Units for use in this scheme the Council will have the opportunity to drive up the standard of rental property for use for homelessness discharge, and to secure units specifically for the benefit of the Borough.

Alternative options considered

5.1 Do Nothing - If the Council did not acquire Residential Housing Units, it is anticipated that the Council will have a considerable shortfall of homes to meet the growing needs of the Borough and will fail to meet a key part of its medium-term financial strategy (MTFS).

Direct Purchase of the properties by the Council – the Council already has an ambitious acquisitions programme for the purchase of properties. The purchase of the number of properties outlined in this report would add further debt onto the Council's balance sheet, which is already high and above the average for similar authorities. In addition, the Council's strategy for addressing the temporary accommodation crisis is to have a number of different initiatives in place and the proposal set out in this report would support that strategy.

