

MINUTES OF THE MEETING OF THE CABINET HELD ON TUESDAY, 2ND APRIL, 2019, 6.30 - 7.00 pm

PRESENT: Councillors Joseph Ejiofor (Chair), Emine Ibrahim (Vice-Chair), Charles Adje, Mark Blake, Kirsten Hearn, Noah Tucker, Elin Weston, Amin and Sarah James.

Also in attendance: Councillors Tammy Palmer and Lucia das Neves.

122. FILMING AT MEETINGS

The Leader referred to agenda item 1, as shown on the agenda in respect of filming at the meeting and Members noted this information.

123. APOLOGIES

There were no apologies for absence.

124. URGENT BUSINESS

There were no items of urgent business.

125. DECLARATIONS OF INTEREST

The Cabinet Member for Housing and Estate Renewal declared a personal interest in item 9 as she was renting a private property in a Homes for Haringey Housing block and her mother was a Council tenant in a Homes for Haringey managed property.

The Cabinet Member for Housing and Estate Renewal further declared a personal interest in item 14, by virtue of her wider connection with advice provision in the borough. Her mother was a Management Committee Member of the Turkish Cypriot Women Projects [TCWP] and the Cabinet Member, herself, was closely associated with the Cypriot Centre in Wood Green.

126. NOTICE OF INTENTION TO CONDUCT BUSINESS IN PRIVATE, ANY REPRESENTATIONS RECEIVED AND THE RESPONSE TO ANY SUCH REPRESENTATIONS

There were no representations received at the agenda publication stage in relation to the exempt items on the agenda.

127. MINUTES

The minutes of the Cabinet meeting held on the 12th of March 2019 were agreed as a correct record of the meeting.

128. MATTERS REFERRED TO CABINET BY THE OVERVIEW AND SCRUTINY COMMITTEE

There were no Overview and Scrutiny matters for consideration by Cabinet.

129. DEPUTATIONS/PETITIONS/QUESTIONS

There were no deputations, petitions, questions for consideration at Cabinet.

130. REVIEW OF HOUSING MANAGEMENT AND HOUSING DEMAND SERVICES

The Cabinet Member for Housing and Estate Renewal introduced the report, which was an information report only. It sought Cabinet to note the contents of the report, and in particular, the options for the future provision of the Council's housing management and housing demand services. It also sought Cabinet to agree to further consider whether a review of the Council's housing management and demand services should take place, and if so one which would be consistent with the terms set out at paragraph 6.23 of the report.

The Cabinet Member highlighted the commitment of the Labour Administration to ensure that Council tenants, leaseholders and anyone who was at risk of homelessness, received the best service possible from the Council. The review was sought to ensure that the operating arrangements for delivering housing services were fit for purpose.

The Cabinet Member noted there were 20,000 households in the borough that lived in a property where the Council was the landlord. Those residents had a right to a service that would maintain the quality of their homes and would deliver excellent housing management. Due to the pressures of the London housing market, many other residents needed help to prevent them from becoming homeless or to find a new home. The Cabinet Member stated it was the Council's responsibility to ensure people were offered the best service possible.

It was the intention to consult both Labour and Liberal Democrat Councillors within the next six months to discuss the way forward on the Council's housing management and demand services. Following those discussions, the decision whether to commission a formal review of HfH (Homes for Haringey) would be taken.

In response to questions from Cllr Palmer, the following information was noted:

- The Cabinet Member confirmed that one of the possible potential options would be to bring HfH under direct Council management, but reiterated that no decision had yet been taken and that all options were available for consideration.
- The Cabinet Member accepted that there were mixed views on the way forward and councillors would be consulted within the next six months in order to ascertain what the most popular options were.
- The Cabinet Member stated it would be right for any future decision regarding HfH to be balloted, in light of the fact that HfH originally being set up through a ballot.

- The Cabinet Member was committed to increasing the voice of tenants and they would be also be involved in any future decisions regarding the future of Housing Management and Housing Demand services.
- The Cabinet Member advised that the current management arrangement with HfH continued until 2021, where there was a break clause. If a return to direct management were to be selected as the preferred option, then a gradual change over of management would limit potential issues arising by ensuring a smooth transition.
- Officers noted that consideration of a review of Housing Management and Housing Demand was at an early stage and there was an opportunity to learn from other Councils that had instigated reviews and changes to their housing services.
- In relation to other Councils that had brought housing management services in house and experienced an impact on performance relating to void properties, officers would seek for any review, which had the recommendation to bring HfH under direct management, to clearly outline the ways in which the Council could mitigate against any issues such as performance on voids and also consider risks other Councils had considered.

RESOLVED

1. To note the contents of the report, and in particular the options for the future provision of the Council's housing management and housing demand services.
2. To agree to further consider whether a review of the Council's housing management and demand services should take place, and if so one which is consistent with the terms set out at paragraph 6.23 of the report.

Reasons for decision

The Council has a housing stock of c.20,000 homes across the borough. Since 2006, these have been managed by HfH, the Council's ALMO. HfH has also managed the Council's statutory housing demand service since 2014. There are, however, other options for the management of the stock and the housing demand service.

This decision is to consider a review of the most appropriate option for housing management and housing demand services in Haringey, and (if that review is to proceed) on what terms that review should take place. If a review is to be carried out, the options would be to retain the ALMO or to make further decisions to enable alternative management options for its housing stock and housing demand service.

With a new administration in place since May 2018, which has pledged to both reassess the Council's role in delivering and managing housing in the borough and to reconsider the Council's role as a service provider – both of which are priorities in the new Borough Plan – this is an appropriate time for such a consideration to take place.

Alternative options considered

One alternative option would be to decide without further consideration not to undertake a review of the Council's housing management and demand services and for HfH to continue to deliver this. This was rejected since this is an appropriate time to reconsider the Council's housing management and demand services, in particular given the 2021 break clause in the management agreement.

Another alternative option would be to change the way the Council's housing management and demand services are provided without a review. This was rejected to ensure that any decision made by the Council on this matter is based on all the relevant considerations, input from all relevant stakeholders, and independent expert advice from external sources.

Another alternative would be to proceed immediately to a review without further consideration. This was rejected on the basis that – with no review formally required at this stage in the management agreement, and given the resource implications of conducting a review – it would be important to give further consideration to the advantages and disadvantages of a review before deciding whether to proceed.

131. FLY-TIPPING STRATEGY

The Cabinet Member for Environment introduced the report which sought Cabinet to adopt the Fly Tipping Strategy 2019 – 2024 and note the Action Plan for 2019-2020.

The Cabinet Member was delighted to introduce the strategy and informed it would mitigate against the adverse effects of fly-tipping on the community and environment.

The Cabinet Member praised the efforts of the community in working against fly tipping, specifically Tidy Up Tottenham, and looked forward to working with more local groups in the future to combat fly tipping in Haringey.

In response to questions from Cllr Ejiofor and Cllr Palmer, the following information was noted:

- The Cabinet Member confirmed that enforcement was as much a part of the Fly Tipping Strategy as education.
- The Cabinet Member informed there would be a number of staff already employed by the Council who would be involved in the delivery of the strategy, not just the proposed project manager who would co-ordinate the delivery of the plan.

RESOLVED

1. To adopt the Fly Tipping Strategy 2019 – 2024 attached at appendix 1
2. To note the Action Plan for 2019-2020 attached at appendix 2.

Reasons for decision

A fly tip is rubbish left on the street (or other land) without arrangements for its collection and without agreement with the council. A small proportion of fly tips in Haringey is left by illegal waste collectors (just 4%) – the vast majority (83%) is

household waste, often presented in the wrong place and/or at the wrong time. The remaining 13% of fly tips is from local businesses. Of the fly tips that are household waste, nearly half are carrier bags or black bin bags and over a quarter is furniture.

Last year (2017/18), Haringey received reports of 24,000 fly tips and a similar level is projected for 2018/19. The cost to Haringey's tax payers to collect fly tipping is over £3 million per year. This has a wider impact on the council's Medium Term Financial Strategy, and the council's ability to provide other vital services to our residents.

Haringey's Borough Plan has made a firm commitment to reducing the levels of fly tipping in the borough, as part of the Place Priority. Our ambition is for a borough which is cleaner, accessible and attractive. We know from our 2018 Resident Satisfaction Survey that cleanliness is a top priority for residents (11% of residents saying this makes a difference to their day to day quality of life), second only to safety (13%).

The Fly Tipping Strategy sets out an approach using three strands, to be delivered through a series of 'hot spot' targeted locations (see section 6.11):

- Education, communication and early intervention
- Prevention of recurrence
- Targeted enforcement

The approach in the draft Strategy has been defined over a five year period using existing resources across the Waste Client Team, Enforcement, Communications and our waste contractor Veolia.

Alternative options considered

Do nothing. There is clear ambition in Haringey for a cleaner environment, as captured in the new Borough Plan's 'Place' Priority. Doing nothing to tackle the issue of fly tipping would not be consistent with this level of ambition.

The recommended approach. This is set within business as usual activity and requires a minimal investment in staff resources. The approach is expected to deliver the reduction in fly tip levels and increase in resident satisfaction over a five year period. A Project Manager is required to co-ordinate delivery of the plan, and it is planned for this cost to be shared with Veolia and mitigated within existing budgets. A capital application of £150K over five years will be made for making small works to the streetscene to design out fly tip hot spots. This option allows for a sustained effort, supported by Corporate Communications and our waste contractors Veolia, over a period of time, which will give sufficient time to embed behaviour change in our communities.

Accelerated approach. This alternative model would accelerate the reduction of fly tipping in the borough using an enhanced communications campaign and more enforcement. This approach would be high profile and would aim to deliver reductions in fly tipping in the borough over two years instead of five. This would be delivered through an increased focus on behaviour change and enforcement. To deliver this option, dedicated resources will be needed above those in the five year approach. The

total cost for this option would be £945K over two years and for this reason it is not recommended.

132. DHP POLICY 2019-20

The Cabinet Member for Cabinet Member for Corporate Services and Insourcing introduced the report which sought Cabinet to approve Haringey's Discretionary Housing Payments Policy 2019/20 and agree to make up the £30,398 shortfall from contingency funding.

The Cabinet Member noted that the Department for Work and Pensions (DWP) made grants available to local authorities for Discretionary Housing Payment (DHP) purposes and a report was taken to Cabinet with an updated DHP policy to reflect the new funding allocation. For 2019/20, the amount allocated to Haringey Council was £1,563,947, and this was £30,398 less than the amount allocated in 2018/19 equating to a 1.9% reduction.

The Cabinet Member was pleased to inform the meeting that the Council would provide an extra £30,398 to the DHP fund to ensure that there was no reduction for 2019/20. This money would be provided from an underspend on the 2019/20 NLWA levy.

RESOLVED

1. To approve Haringey's Discretionary Housing Payments Policy 2019/20 (see Appendix A) as the means by which the Council will determine how the DHP funds will be allocated during the 2019/20 financial year having regard to the Equalities Screening Tool (set out in Appendix B).
2. To agree to make up the £30,398 shortfall from contingency funding.

Reasons for Decision

The DHP Policy has to be reviewed and approved every year in line with the changing funding allocated by the DWP.

Alternative Options Considered

Local Authorities can allocate their own resources to top up the overall DHP budget, however due to the significant financial pressures the Council is currently under, it is proposed to only make-up the £30,398 funding reduction.

133. LONDON BOROUGH OF HARINGEY AIR QUALITY ACTION PLAN 2019 - 2022

The Cabinet Member for Environment introduced the report which sought Cabinet to agree to consult on the draft Air Quality Action Plan (AQAP) 2019-24 in Appendix A in accordance with the consultation plan in Appendix B.

The Cabinet Member noted that Full Council had declared a climate emergency and outlined the adverse effects of climate change on the community and environment. Air

quality drastically impacted on the health of elderly and vulnerable people and the Cabinet Member was committed to cleaning up the quality of the air in Haringey. The consultation would be looking to discuss how issues could be tackled together to improve air quality. Promoting more walking and cycling were some of the options that would be encouraged.

In response to questions from Cllr Palmer, the following information was noted:

- Regarding the LAEI model, Officers noted that it was prepared in 2013 but that the data was collected every year. The data collected from 2018 was due to go on Haringey's website imminently. Officers accepted the measurements were collected across the whole of London and therefore they could only work with those measurements.
- Officers informed that a number of bids had been made to the GLA for projects which totalled £750k. A response to those bids was expected in April 2019 and the Council would be required to match fund that figure.

Cllr Palmer sought a response as to whether the Cabinet Member would reconsider the Liberal Democrat amendments to the Climate Emergency motion that was rejected at Full Council on the 18th of March which would have ensured all energy supplied to Council buildings was sourced through a district energy network or 100% renewable energy. The Cabinet Member confirmed a written response would be provided to this question.

RESOLVED

To agree to consult on the draft AQAP 2019-24 in Appendix A in accordance with the consultation plan in Appendix B.

Reasons for Decision

Similar to other London Boroughs, Haringey was declared an Air Quality Management Area (AQMA) in 2001, due to air quality levels for two key pollutants - Nitrogen Dioxide (NO₂) and fine particulates (PM's) exceeding statutory limits.

Under Part 4 of the Environment Act 1995 Haringey is required to provide an AQAP to address the areas of poor air quality identified within the AQMA.

NO₂ is created when fuel is burnt and the main sources have been combustion engines, heating plant and construction plant/vehicles.

PM10 is made up from a variety of substances i.e. soot, dust and secondary particles formed by the reaction of other pollutants in the air. The main sources of particulate matter are combustion engines, biomass heating plant (wood fuelled), brake and tyre wear, construction activity/plant and HGV's.

There is strong evidence that NO₂ and PM's are harmful to health in a following way:

- **Short term exposure:** - is associated with worsening symptoms of pre-existing lung disease and asthma, as well as increased risk of cardiovascular events such as myocardial infarctions and stroke;
- **Long term exposure:** - is associated with an increased risk of developing cardiovascular disease and cancer, reduced lung function for both children and adults and low birth weights (higher risk of complications);
- **Vulnerable Groups** – age, the very young and old are high risk groups as well as those with pre-existing conditions i.e. diabetes, respiratory disease and obesity. Poor diet, deprivation and proximity to pollution sources also have an impact on health inequalities.

The draft Haringey AQAP 2019-24 will replace the previous plan which ran from 2011-18. When preparing the AQAP, the Council has a statutory duty to consult with a range of bodies, including the Mayor of London.

Alternative options considered

The development of an AQAP is a statutory requirement and therefore there are no alternative options. Consultation is also a statutory requirement, however there is no specified period for consultation in the statute. 8 weeks has been selected as a reasonable time to carry out detailed consultation.

134. ACQUISITION OF THE WELBOURNE SITE TO MAXIMISE THE DELIVERY OF GENUINELY AFFORDABLE HOMES IN TOTTENHAM HALE

The Leader introduced the report, highlighting that, in December 2018, Cabinet had agreed to the principle of the acquisition of the Welbourne Centre site. This report clarified a number of supplementary issues that surround that decision.

The Leader advised that securing homes for Haringey's residents was central to what the Labour administration had set out to achieve. The acquisition of the Welbourne site delivered 131 council homes - or 13 per cent towards the overall target of delivering 1000 new council homes. Furthermore, the acquisition also helped to secure the delivery of a district health centre that had been long fought for locally. The Leader was pleased the Council would be playing its part in bringing forward this critical facility that would significantly improve healthcare facilities and health opportunities for Tottenham residents.

This report also set out the final company structure under which the developer would deliver those outputs. The Council had also received funding from this partnership which has allowed the Council to facilitate the delivery of 167 much-needed affordable homes and infrastructure. This was a significant outcome for residents in the east of the borough and the Leader looked forward to the rapid delivery of those homes and the much-needed health centre on the Welbourne site.

In response to a question from Cllr Palmer, the Leader confirmed that all the housing on the Welbourne site was council housing at council rents. The Leader reiterated that the Cabinet was against segregation of spaces on housing developments.

Further to considering the exempt information at item 25,

RESOLVED

To agree:

1. To the council proceeding with the acquisition for housing purposes of 131 homes and a ground floor non-residential space from Argent Related, to be constructed at the Welbourne site, for a total sum plus expenditure for acquisition process costs and on-costs, as set out in the exempt part of the report.
2. To the final terms of the Contract for the acquisition attached at Appendix B and based on the Heads of Terms previously approved by Cabinet and attached at Appendix A.
3. To give delegated authority to the Director for Housing, Regeneration and Planning to agree any future amendments to the contract, in consultation with the Director of Finance.
4. To the novation of the Development Agreement and Funding Agreement from TH Ferry Island Limited Partnership to TH DM Limited as set out in the Deed of Novation for the Development Agreement attached at Appendix C and the Deed of Novation for the Funding Agreement attached at Appendix D.

Reasons for decision

Acquisition of Affordable Housing on the Welbourne Site

As detailed in Paragraph 1.1 above, on 11th December 2018 Cabinet agreed (subject to the council's full budget setting meeting in February 2019) to the in-principle acquisition of the homes and ground floor non-residential space to be constructed at the Welbourne site for a maximum total sum; to unallocated General Fund capital receipts being retained corporately and to note that a further Key Decision will be taken at a later date to agree the final purchase price and contract for the acquisition.

[contained in the exempt part of the report]

[contained in the exempt part of the report]

The acquisition of the residential premises on the Welbourne Site will allow the council to secure the rapid delivery of 131 council-owned homes (13 per cent of its 1,000 target) and a district health centre using the existing Development Agreement with the developer as the delivery agent. The district health centre will be delivered under the Development Agreement rather than under the Contract to be entered into.

The council has a time-limited window to acquire the 131 homes to be constructed on the Welbourne site under the terms of the s106 agreement. If this option is not exercised, the developer will dispose of these homes to a Registered Provider of affordable housing and these will revert to shared ownership dwellings.

Officers have been negotiating with the developer on the contract for the purchase and build of the homes and this has now been agreed (with the exception of the VAT clauses which were added to the draft Contract by Argent Related late in the process and are being reviewed by the Council's specialist VAT advisers.) The Contract is based on (and is in accordance with) the Heads of Terms attached at Appendix A.

Under the terms of the Development Agreement, entered into on 21st March 2017 with the council, Argent Related is entitled to novate the Development Agreement and Funding Agreement to other Group Companies. The council has an obligation to act reasonably through the Agreement with Argent Related and not withhold consent to the novation of the Development Agreement and Funding Agreement.

As is typical in situations such as this, the detail of this company structure was not finalised when the original Development Agreement was entered into, resulting in provisions being included in the Agreement to allow for the novation at a later date. Now that resolution to grant planning permission has been secured and the project is moving into the delivery phase this structure has now been finalised.

The company and land ownership structure proposed by Argent Related is typical for a development of this nature which is split across separate buildings and involves differing delivery timescales, mixed tenures and use-types. The novation of the Development Agreement and Funding Agreement allows the development costs to be accounted for in the correct developer entity. The proposed changes are not considered to represent a material change in risk to the council as all the terms and principles of the Development Agreement are retained. Though the delivery entity has changed the Argent Related Group retains all the same obligations in relation to delivery.

As detailed in the Deeds of Novation, the incoming party (TH DM Ltd) would assume all obligations of the outgoing party (TH FI Ltd) under the terms of the Development Agreement. The Development Agreement already contains step-in rights for the council, providing an additional security provision should the developer not be able to complete the development for unforeseen reasons. These terms are reflected in the Funding Agreement.

Alternative options considered

Alternative options for recommendation 3.1, 3.2, 3.3 – Acquisition of the Welbourne Site

A series of options for the acquisition (recommendation 3.1) were considered by Cabinet at its meeting of the 11th December 2018. These were:

Option A: The council acquires the Welbourne site in its entirety. This was the preferred option as it allows the council to control the tenure for all homes, set the rent levels, negotiate an appropriate specification for affordable homes and service charges. This option achieves the most affordable outcome for the homes to be delivered. This option also results in surplus land receipts being returned to the General Fund, as set out in the exempt part of the report.

Option B: The council could provide grant funding to a Housing Association in order to deliver more genuinely affordable homes on-site. This option would involve the council providing grant funding to secure the delivery of lower cost affordable housing. This option was discounted on the basis that the council is moving towards a position of prioritising the delivery of council owned homes on its own land, in order to maximise the delivery of safe, stable and affordable homes.

Option C: The council could decide not to proceed with either acquiring the Welbourne site in whole or in part, or funding a third party at this or other locations in Tottenham Hale to increase the amount of affordable housing delivered. This would result in the Argent Related scheme proceeding with 25% Shared Ownership homes on the basis of its SDP affordable housing contribution.

If the contract for the acquisition of the new build units is not approved, the Developer will still be able to proceed with the development of the Welbourne site under the terms of the Development Agreement. In this scenario the site would be delivered as per Option C above which would achieve poorer outcomes for the council.

Ultimately, this council is serious about securing the delivery of council homes using a variety of tools. Building through partnerships can deliver homes while we build up our own capacity to do more ourselves. This scheme alone will deliver 13% of our overall target and will deliver within the lifetime of this administration. This scheme also delivers a health centre that the local community and GPs have been campaigning for years. This scheme not proceeding will result in the funding secured by the CCG expiring, with no obvious alternative means of delivering a new fit-for-purpose health centre.

Alternative options for recommendation 3.4 – Novation of the Development Agreement and Funding Agreement

The alternative option would be to not novate these agreements, however, under the terms of the Development Agreement the council is required to not unreasonably withhold its consent to the novation of the Development Agreement and the Funding Agreement. Should approval not be given the developer will have the option of proceeding with the development as the developer for all of the sites within the Development Agreement or seek to challenge the council's refusal to give consent which will lead to delay in the delivery of both the development (including the affordable housing) and the outturn dwellings.

135. REQUEST TO EXTEND CONTRACT UNDER CONTRACT STANDING ORDER (CSO) 10.02.1(B) FOR HOUSING RELATED SUPPORT – INFORMATION, ADVICE AND GUIDANCE SERVICES

The Cabinet Member for Adults and Health introduced the report which sought Cabinet's approval to extend the Council's contract for the provision of Information, Advice and Guidance services, held by Haringey Citizen's Advice Bureau, for one year from 3rd April 2019 to 2nd April 2020.

The Cabinet Member was pleased to introduce the report and highlighted the important work the Council carried out with regard to ensuring that residents who needed information, advice and guidance, had access to high quality services.

The Cabinet Member commended the recommendations to Cabinet.

In response to a question from Cllr Palmer regarding the reduction of £50,000 against the original annual contract value, Officers confirmed this would not have a direct impact on service delivery. Officers expected to make small savings across a range of the contracts that made up the service.

RESOLVED

1. To approve, in accordance with Contract Standing Order (CSO) 10.02.1(b), the extension of the Information, Advice and Guidance (IAG) Contract with the Haringey Citizen's Advice Bureau across all four lots of the existing contract.
2. That the contract across all four lots be extended for a period of one year from 3rd April 2019 to 2nd April 2020, to the total of £816,000.
3. To approve the underwriting of a £55,000 contribution made to the IAG contract by the Better Care Fund, which as yet remains unconfirmed, due to administrative delays beyond the Council's control. This contingency is recommended to ensure the contract extension is promptly completed and service delivery is maintained, however it has been strongly indicated that this funding will continue into the final year of the contract. If necessary, the contribution will be secured from within the Council's Housing Related Support budgets.

Reasons for decision

It is in the Council's overall interest to agree to an extension of the current contract whilst a review of the contract is completed and recommendations are made for a redesign to the service. The contracts were awarded for a period of three years with an option to extend for a further one year until 2020 in order to facilitate this.

Performance has been evaluated as good throughout the contract period. Performance returns are completed and submitted on time and targets are met. There is a demonstrable need for IAG in Haringey and the service is evidently delivering positive outcomes for residents. It is proposed that in order to continue to best service Haringey residents, the contract extension period is used to explore the current and

future IAG needs of service users, alongside a range of new Council and Clinical Commissioning Group priorities and strategies, including the integration of health and community services. This process will consider any changes to be made to the service and will result in recommendations which will be used to inform the recommissioning of the contracts.

Extending this contract with a value of £816,000, will result in a reduction of £50,000 against the original annual contract value. This saving is required in order to contribute to the Council's Medium Term Financial Strategy, providing good value and also ensuring that the quality of service delivery is maintained. The Council have stipulated that no more than 20% of the saving should be made from the portion of the contract delivered by the two smaller partners, Haringey Association for Independent Living (HAIL) and Public Voice.

Alternative options considered

Procurement of new contracts was considered, however this would not allow enough time to conduct a sufficient review of the service, or the necessary market engagement, to deliver best value and practice.

Ceasing the current contracts was considered, however this was deemed not to be in the best interests of Haringey residents or the Council. The decision to extend will ensure continuity of Information, Advice and Guidance in Haringey which contributes to the delivery of the Council's statutory responsibilities under a range of legislation.

136. SIGNIFICANT AND DELEGATED ACTIONS

RESOLVED

To note the significant and delegated actions taken in February and March 2019 by directors.

137. NEW ITEMS OF URGENT BUSINESS

None.

138. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED

That the press and public be excluded from the remainder of the meeting as the items below contain exempt information, as defined under paragraph 3 and 5, Part 1 Schedule 12A of the Local Government Act 1972.

139. ACQUISITION OF THE WELBOURNE SITE TO MAXIMISE THE DELIVERY OF GENUINELY AFFORDABLE HOMES IN TOTTENHAM HALE

As per the exempt minutes and item 134.

140. EXEMPT MINUTES

RESOLVED

To agree the Exempt Cabinet minutes for the meeting held in the 12th of March 2019.

141. NEW ITEMS OF EXEMPT URGENT BUSINESS

None.

CHAIR: Councillor Joseph Ejiofor

Signed by Chair

Date