

MINUTES OF MEETING Cabinet HELD ON Tuesday, 14th September, 2021, 6.40 - 8.15 pm

PRESENT:

Councillors: Peray Ahmet (Chair), Mike Hakata, John Bevan, Zena Brabazon, Lucia das Neves, Isidoros Diakides and Ruth Gordon

600. FILMING AT MEETINGS

The Chair referred to the information as set out in the agenda and advised that the meeting was being filmed.

601. APOLOGIES

Apologies for absence were received from Councillors Chandwani and Davies.

602. URGENT BUSINESS

There were no items of urgent business.

603. DECLARATIONS OF INTEREST

Councillor das Neves declared an interest in respect of item 12 – Selby Urban Village Design Team Contract Variation – as she was a Trustee of the Selby Trust.

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

There were no representations made.

605. MINUTES

RESOLVED

That the minutes of the Cabinet meetings held on 13 July 2021 and 22 July 2021 be approved as a correct record.

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

None received.

607. DEPUTATIONS/PETITIONS/QUESTIONS

Petition

The Chair informed the Cabinet that she had accepted a petition submitted by Bounds Green residents living in the proposed Bounds Green Low Traffic Neighbourhood (LTN) C area in relation to the proposed plans for an LTN in the area.

Deputations

There were two deputations for consideration at the meeting.

Deputation one

The first deputation was submitted by Vicki Leonard in relation to the petition submitted. Ms Leonard addressed the Cabinet and stated that the residents who had signed the petition felt that the scheme had been predetermined, and that this invalidated any consultation carried out as it would not take into account the views of the residents who did not want the scheme implemented. Ms Leonard noted that the consultation was ongoing and requested that the consultation results outlined in the petition be submitted as part of the consultation process. She added that Low Traffic Neighbourhoods could not be implemented without the support of the local community.

Councillor Hakata, Deputy Leader & Cabinet Member for Environment, Transport and the Climate Emergency responded to the deputation. He advised that it was imperative that local people were engaged with the process and that the Council had gone to unprecedented levels to do this. The designs for the LTNs were in the process of being co-designed with residents. Councillor Hakata added that it was important for residents to be involved with the consultation so that they could understand all aspects of the proposals, positive and negative. All feedback provided would be considered and fed into the final design of the scheme.

A member of the deputation party responded to the Cabinet Member and stated that that there had been no co-design whatsoever, nor any requests for residents to be involved in the consultation. She added that 94% of residents had responded negatively to the proposals and that the implementation of an LTN would lead to residents having to access their homes via busy main roads which had already been impacted by LTNs in the neighbouring borough.

The Cabinet Member advised that he would arrange to meet with the residents and discuss further issues.

The Leader thanked the deputation party for attending the meeting.

Deputation two

The second deputation was submitted by Jacob Secker, accompanied by Chris Houghton, in relation to item 13 – Options for Stapleford North Wing, Broadwater Farm Estate. Mr Secker requested that the Cabinet reject the proposal to demolish the Stapleford North Wing. He stated that the consultation was misleading, and his objections related to statements made in the s105 consultation pack, which was not included in the Cabinet papers. Mr Secker felt that the consultation was misleading

and did not give the true picture of the rent increases to be passed on to tenants once the new properties had been built. He added that if clear information was not provided to residents in regard to rents then they would not be able to vote in a future ballot, as they had not received all of the relevant information.

In response to a question from Councillor das Neves, Mr Secker stated that anyone reading the consultation papers would reach the same conclusion that rents would be equal or equivalent to current rents.

Councillor Gordon, Cabinet Member for House-Building, Place-Making and Development responded to the deputation. She advised that the decision to be taken was in regard to the north wing of the Stapleford North block, and not the whole block. She did not believe that residents had been misled and added that officers had worked hard to contact all affected residents. Residents would be provided with the full landlord offer before the ballot, so would be able to make an informed decision.

The Leader thanked the deputation party for attending and advised the Cabinet that she wished to vary the agenda to take item 13 – Options for Stapleford North Wing, Broadwater Farm Estate as the next item on the agenda. Cabinet Members agreed to the variation.

Clerks note – the agenda was varied to consider item 13 after item 8. The minutes follow the order of the agenda.

608. 2021/22 FINANCE UPDATE QUARTER 1

The Cabinet Member for Finance and Transformation introduced the report which provided an update on the Quarter 1 budget monitoring and Council's financial position. The report sought approval for any changes to the Council's revenue or capital budgets required to respond to the changing financial scenario and the delivery of the MTFS.

The Cabinet Member and the Director for Housing, Regeneration and Planning responded to questions from Councillor Palmer:

In broad terms, the Capital Programme had expanded substantially, however this was at the same time of the impact of the pandemic on the construction industry. This had caused delays in delivering on programmes but there had been no resources lost or projects abandoned as a result of this.

With regard to the Good Economy Recovery Plan, there had been money allocated and this was being spent. However, in some areas the spend was delayed due to further unanticipated lockdowns so it was felt that it would be appropriate to delay some spending at that time.

The Director for Housing, Regeneration and Planning agreed to provide a written response in relation to the delay of the Additional Carbon Reduction Project.

RESOLVED to

1. Note the forecast base budget revenue outturn for the General Fund of **£5.2m** and that Directors are seeking actions to bring the forecast down before the end of the year. (Section 6, Tables 1a and 1b, and Appendix 1).
2. Note that the **£13.9m** forecast Covid pressure on the GF is expected to be offset by Government funding (Section 6 and Table 1a).
3. Note the net Housing Revenue Account (HRA) forecast of £0.6m overspend (Section 6 and Appendices 1 and 2).
4. Note the net DSG forecast of £6.6m overspend. (Section 6 and Appendix 1).
5. Note the forecast budget savings position in 2021/22 which indicates that £2.86m (27%) may not be achieved. (Section 6 and Appendix 3). This is incorporated in the GF budget pressures addressed in recommendations 3.1 and 3.2 above.
6. Approve the proposed budget adjustments and virements to the capital programme as set out in Table 2 and Appendix 6.
7. Note the 2021/26 Revised GF Capital MTFs budget after virements and budget adjustments proposed in recommendations 3.6 above (Appendix 5)
8. Note the forecast expenditure of £342m in 2021/22 which equates to 72% of the revised capital budget (Section 8 and Appendix 4).
9. To approve the revenue budget virements and receipt of grants as set out in Appendix 6.
10. To note the debt write-offs approved by officers in Quarter 1 2021/22 (Appendix 7) and approve the >£50,000 debt write-offs (Appendix 7a).
11. To note the C19 grants schedule (Appendix 8).

Reason for Decision

A strong financial management framework, including oversight by Members and senior management, is an essential part of delivering the council's priorities and statutory duties. This is made more critically important than ever as a result of the ongoing financial implications placed on the Council by the Covid-19 crisis.

Alternative Options Considered

The report of the management of the Council's financial resources is a key part of the role of the Director of Finance (Section 151 Officer) in helping members to exercise their role and no other options have therefore been considered.

609. HOUSING DELIVERY SCHEME AT TEMPLETON: REVISED COSTS APPROVAL

The Cabinet Member for House-Building, Place-Making and Development introduced the report which provided an update on the projected outturn of the development and sought approval to increase the contract sum to be paid to the contractor to £3,302,356 due to additional cost. The scheme would provide 11 new Council homes and was one of the first direct delivery projects carried out by the Council. The Cabinet Member drew attention to a typo in paragraph 4.5 which contained incorrect figures and advised that the figures in the recommendations were correct.

There had been lessons learned so far from the scheme which would be taken forward in future developments.

In response to Councillor Palmer, the Assistant Director for Housing advised that around 200 homes out of the 1000 council home target would be completed and habitable by May 2022.

RESOLVED to

1. Approve a gross increase of £252,193 in accordance with Contract Standing Order (CSO) 10.02.1 b) to a total contract sum of £3,302,356 to be paid to Kind Diamond Consortium Ltd in respect of the Templeton Hall and Garage Site development contract.
2. Notes that the overall Project cost increased by a net amount of £118,866 due to savings that offset the gross sum of £252,193.

Reasons for decision

The Templeton site has been identified as a site for the direct delivery of new Council homes by Haringey Council. The scheme has been granted planning consent and is nearing completion. The contractor was appointed following a competitive tender process and is progressing well on site.

On 9 July 2019 Cabinet approved a total cost of £3,710,158 for the construction of eleven Council homes for Council rent at Templeton Road including the appointment of Kind Diamond Consortium Ltd to complete the construction for a total sum of £3,050,163 and additional on-costs of £659,995.

Since signing the build contract, it has been necessary to make a number of amendments for essential elements that had not been included in the contract. There are cost implications to a number of these amendments. The most significant single elements not included in the original contract are listed below.

The Council is legally bound to the contract as signed, and each of the amendments was for a necessary part of the construction process that had not been included in the initial contract as signed.

The cost of the amendments to the development contract can be offset against savings made on the additional on cost £659,995 and contingencies approved by Cabinet and built into the original appraisal, so that the net overall effect is an increase of £118,296, representing approximately 3.0%.

The principal increased cost changes have been:

- Basic Asset Protection Agreement with Network Rail
- S278 Highways Works
- UKPN – new electrical connection to the site
- NHBC Insurance
- Cadent Gas Main diversion on site
- LCP Framework Fee

The principal reductions in costs have been:

- Reduction in contingencies
- Reduction in fees

Alternative options considered

An alternate option of either stopping the scheme whilst an agreement was made with Network Rail, Cadent, UKPN and Highways or not agreeing to the increased costs and carrying out the works under a separate contract were explored, neither of these options were practical nor did they offer value for money.

610. STROUD GREEN PRIMARY SCHOOL - PHASE 2 EXTERNAL ENVELOPE AND BUILDING SERVICES IMPROVEMENT WORKS – AWARD OF CONSTRUCTION CONTRACT

The Cabinet Member for Early Years, Children and Families introduced the report which sought approval for an award of contract to carry out Building Services Improvement and External Envelope Phase 2 works at Stroud Green Primary School, and to approve issuance of Letter of Intent.

In response to a question from Councillor Palmer it was advised that a strict safety programme had been developed for each school project to minimise the time students were decanted from school buildings and to ensure safety around the site. If there were specific issues in relation to any school project then this could be raised with the Project Manager.

Further to considering exempt information at item 20,

RESOLVED to

1. Approve an award of contract to Contractor A of £1,498,628.48.
2. Approve a client construction contingency of 10% that equates to £149,862.85 which will be strictly managed under change control governance arrangements.
3. Approve the issuance of a letter of intent for up to 10% of the contract value, totalling £149,862.85.

Reasons for decision

A major review of the condition and suitability of the Children's Services estate has been undertaken which has informed the Children's Service's asset management plan (CSAMP). This identified condition and suitability deficiencies in the primary, secondary, and wider Children's Service estate that need addressing in the short, medium, and long-term. Stroud Green Primary School is high priority for major works due to issues relating to safeguarding and school closure risks.

In 2018 an initial brief was given to undertake the most immediate (short term) health and safety, compliance, and resilience work. These findings included fire compartmentation, fire doors and cold-water system replacement and were subject to a separate award under delegated powers.

In 2019 a further commission was given to further investigate and address urgent works relating to the condition of building services (i.e. heating), external envelope (i.e. roofs, windows) and boundary security.

A scheme for Stroud Green Primary School was developed into 2 phases. Phase 1 sought to meet the criteria for Public Sector Decarbonisation (Salix) grant funding (a grant contribution of £129,000), minimise disruption to the school by maximising access over the 2021 school summer holiday period, ensure resilience for heating and hot water and support a comprehensive phasing plan. A construction award to Mulalley & Co Ltd was supported by Cabinet on the 15th June 2021 and commenced on site in July 2021. Phase 1 works include heating distribution system upgrade, secondary glazing, loft insulation and new entrance and accessible toilet) works. Both phases of works will improve the condition of the building for better education delivery but will also improve the energy efficiency and reduce carbon emissions during operation.

This construction award report requests a decision on the procurement of a Contractor A to undertake Phase 2 works:

- Windows and roof repairs
- External walls repairs
- Repairs to external stairs
- Repairs and redecoration to brick boundary walls
- Repairs to underground drainage

Alternative options considered

Do nothing option - a decision not to support this award of construction contract will result in the Council's failure to suitably maintain its education estate by undertaking essential condition improvements. This would increase the likelihood of reactive works which will create greater disruption and cost to the council and potentially result in the loss of education days. All of which would undoubtedly impact on the quality of teaching and learning.

611. SELBY URBAN VILLAGE DESIGN TEAM CONTRACT VARIATION

Clerks note: Councillor Diakides left the meeting at 7.55pm.

The Cabinet Member for House-Building, Place-Making and Development introduced the report which sought approval for the variation of a contract awarded in October 2019 to Karakusevic Carsen Architects (KCA) to lead masterplan design proposals for the Selby Urban Village from RIBA Stage 0-3. Since the award of the contract, an increase of £225,855 was sought to cover the costs associated with the programme delay caused by the impact of covid-19 and the need for KCA and the Selby Trust and Council partnership to undertake and commission additional work to support the design proposals.

In response to questions from the Cabinet, the Assistant Director for Regeneration and Economic Development advised that planning permission would be sought in March 2022 (not 2021 as set out in the report), and officers were confident that the scheme would continue to progress well.

In response to questions from Councillor Palmer, the Assistant Director for Regeneration and Economic Development advised that this project went beyond co-design and was a good example of working together with the Trust for the best outcome.

Further to considering exempt information at item 21,

RESOLVED to

1. Agree to vary the existing contract with the KCA to reflect:
 - a) An extended programme
 - b) Additional consultancy work
 - c) Cover the costs of undertaking additional reports that are required as part of the planning process now the new London Plan has been adopted
2. Approve the contingency amount set out in the exempt part of the report and to delegate to the Director of Housing, Regeneration & Planning, authority to approve the use of the contingency.
3. In accordance with Contract Standing Order 10.02.1(b) approve the variation sum of £225,885 (excluding contingency), bringing the total contract value to £967,551.

Reasons for decision

The reasons for varying the existing contract are because the design programme has had to be extended to allow for further work to be completed, additional work has been and is required to inform decision making and because additional surveys are required to align to the new London Plan requirements.

The Selby Urban Village programme has been impacted by Covid -19 and the inability to undertake engagement with the community as programmed throughout the Spring 2020. The council is committed to a placemaking approach embracing c-design and co-production with the Selby Trust. The process has highlighted a number of areas which have required further optioneering to support the business case development and the design, notably the long-term management arrangements for the site, in particular the community sporting offer. Whilst officers and the Design Team have worked hard to minimise the impact on the programme, it is the case that the design programme has been delayed by 6 months. Further information on the additional work and programme can be found in paragraphs 6.7 and 6.11.

In addition, the new London Plan requires further detailed information to support a planning application, consequently, further surveys and reports need to be commissioned to support the planning application. This work includes additional transport advice and evidence to support the transport strategy, fire safety advice, land contamination surveys and the development of a business case to support the design proposals for the sport offer on the site.

Alternative options considered

Officers have considered not extending the programme and commissioning additional work. However, this would mean that the design would not properly consider the long-term management and maintenance of the Selby Urban Village. Officers consider that it is right that time is taken to fully develop and consider the design alongside the management, so we can be confident that we have a sustainable development into the long-term.

The Council also considered not commissioning the additional reports required to support the planning application through KCA. However, their technical consultants are already embedded in the scheme and have the necessary knowledge and understanding required to develop the additional reports. Procuring this separately would cause further delay to the programme, given that we would need to undertake a procurement process and give consultants time to understand the detailed design proposals.

612. OPTIONS FOR THE FUTURE OF STAPLEFORD NORTH WING, BROADWATER FARM ESTATE

The Cabinet Member for House-Building, Place-Making and Development introduced the report which sought approval to include the demolition and re-provision of homes in the Stapleford North Wing block in the 'preferred design scenario' which would be presented to Broadwater Farm residents in a resident ballot in the coming months.

The Cabinet Member responded to questions from the Cabinet:

- There were 24 properties which would be affected (21 tenants). Residents had been engaged with and made aware of all options, which also included building around the wing, which would result in living with the disruption of a building site.
- The Residents Association had been engaged with and further meetings would be held with them.

The Cabinet Member responded to questions from Councillor Palmer:

- The information in the exempt appendices could not be discussed in the public part of the meeting. The consultation had involved a small number of people and some of the responses received could identify residents, and so that information had been made exempt.
- Home Loss and Disturbance Payments would be made to help with the cost of moving properties.
- Rents would be calculated on the same basis as they currently were and would take into consideration the size, location and design of properties.
- The recent Love Lane ballot had been carried out in line with relevant protocols, and the people on the estate had been provided with the full landlord offer prior to the ballot taking place.

Further to considering exempt information at item 22,

RESOLVED to

1. Note the feedback of the consultation from secure tenants in Stapleford North pursuant of Section 105 of the Housing Act 1985, and the non-statutory consultation with Council leaseholders of the same block, as described in paragraphs 6.3-6.16 and as set out in Appendix 1;
2. Authorise the inclusion of the demolition and re-provision of Stapleford North wing (flats 25-36 and 61-72) on Broadwater Farm in the 'preferred design scenario' and subsequent resident ballot.

Reasons for decision

The recommendations within this Cabinet report are being proposed following a consultation with residents on the future of the Stapleford North block.

The consultation presented residents with two main options but also gave residents the opportunity to raise further options for the Council to consider, if they felt that this was appropriate:

- 1) **Option one:** To refurbish the homes in Stapleford North and work with residents throughout the works to minimise disruption.
- 2) **Option two:** To demolish the Stapleford North block and rehouse current residents, with a Right to Return to the estate once the new homes are built.

Residents were also encouraged to indicate if they felt there were any options we hadn't considered and were presented with a third potential option, for permanent rehousing for the duration of the Northolt works. Responses to this are expanded on at 5.2 of this report and in Appendix 1 to this report.

The consultation has now been concluded and resident feedback has been received. Of the 21 eligible households, 21 responses were received (100%). 13 were in favour

of the demolition and re-provision of Stapleford North being included in the forthcoming resident ballot and 8 were in favour of retention and refurbishment.

This paper recommends that proposals to demolish and re-provide new homes are included within the forthcoming ballot. The paper also considers the reasons why residents were not in favour of the approach and sets out proposals to work with residents in the coming months to address these reasons.

With the intended ballot on proposals for Broadwater Farm in Autumn 2021, this is a period of considerable uncertainty for residents about their future housing. Through the rehousing team and the independent advisor, officers will work with residents to ensure they understand the next steps of the process and are supported at each stage.

Alternative options considered

As mentioned above, the consultation document sent to residents presented two main options for consideration, these were: Option 1 – refurbishing homes within the Stapleford North block and working with residents throughout the period of works to minimise disruption and Option 2 – Demolishing the Stapleford North block and rehousing residents.

The document also explained that a further option would be for all residents of Stapleford North to be rehoused for the duration of the works and then have the option to move back into a refurbished Stapleford North block once the works were complete. This was not presented as a main option because it would require residents to move for a period of up to three and a half years, which would be disruptive and inconvenient for residents. However, the consultation document made clear that residents could ask that this, or any other option be considered by the council if they wished. Only 1 resident referred to this option, as such it is not being taken forward.

613. VARIATION OF CONTRACT FOR 1-35 HEADCORN ROAD AND 51-92 TENTERDEN ROAD FIRE SAFETY WORKS

The Cabinet Member for Planning, Licensing and Housing Services introduced the report which sought approval for additional variation of costs under an existing building contract awarded to Greyline Builders Limited in February 2020. The costs would facilitate additional works to 1-35 Headcorn Road and 51-92 Tenterden Road, including installation of Automatic Fire Detection and associated fire safety works.

The Cabinet Member requested that assurances be given that the Residents Association would be engaged with, and the Director for Housing, Regeneration and Planning agreed to give that commitment.

Further to considering exempt information at item 23,

RESOLVED

That Cabinet in accordance with Contract Standing Order 10.02.1(b) approves additional costs and variations for Fire Safety Works to 1-35 Headcorn Road and 51-92 Tenterden Road as follows:-

1. A variation of the contract with Greyline Builders Limited to increase the value of the contract sum of £604,756 by £176,708, to an aggregate value of £781,464.
2. The additional consultants' fees of £14,868, resulting in a total additional cost of £191,576. This is in line with agreed terms in the contract.
3. Agrees that the cost of these works will not be recharged to the leaseholders of properties at 1-35 Headcorn Road and 51-92 Tenterden Road.

Reasons for decision

1-35 Headcorn Road and 51-92 Tenterden Road Fire Safety Works were approved by Cabinet in February 2020 and mobilised in October 2020. Additional works costs are required to carry out essential fire safety works, including:-

- Decanting costs to facilitate the removal of asbestos from the communal areas.
- Replacement of corridor doors.
- Electrical repairs to individual flats that were identified during the construction phase.
- Extension of time to deliver the works, incurred as a result of the delays in residents providing access during the Covid-19 pandemic.

Alternative options considered

The option of not doing the works was considered but rejected. As the Landlord, Haringey Council must comply with current Fire and Building Regulations as well as Asbestos Regulations and Health & Safety. It is more cost effective to include the works within the existing contract whilst on site as the works are integral to the fire safety works and will be less disruptive for our residents.

614. MINUTES OF OTHER BODIES

RESOLVED

To note the minutes of the Cabinet Member Signings and Urgent Decisions held on:

14 July 2021

27 July 2021

16 August 2021

16 August 2021

19 August 2021

615. SIGNIFICANT AND DELEGATED ACTIONS

RESOLVED

To note the significant and delegated decisions taken by Directors.

616. NEW ITEMS OF URGENT BUSINESS

None.

617. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED

That the press and public be excluded from the meeting for the consideration of agenda items 19-24 as they contain exempt information as defined in Section 100a of the Local Government Act 1972; Paragraph 1 – information relating to any individual; Paragraph 2 – information which is likely to reveal the identity of an individual; Paragraph 3 – information relating to the financial or business affairs of any particular person (including the authority holding that information), Paragraph 5 – information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

618. EXEMPT - MINUTES

RESOLVED

That the exempt minutes of the Cabinet meeting held on 22 July 2021 be approved as a correct record.

619. EXEMPT - STROUD GREEN PRIMARY SCHOOL - PHASE 2 EXTERNAL ENVELOPE AND BUILDING SERVICES IMPROVEMENT WORKS – AWARD OF CONSTRUCTION CONTRACT

The Cabinet noted the exempt information and the resolutions were agreed as per minute 610.

620. EXEMPT - SELBY URBAN VILLAGE DESIGN TEAM CONTRACT VARIATION

Clerks note – Councillor das Neves was not present for the consideration of this item.

The Cabinet noted the exempt information and the resolutions were agreed as per minute 611.

621. EXEMPT - OPTIONS FOR THE FUTURE OF STAPLEFORD NORTH WING, BROADWATER FARM ESTATE

The Cabinet noted the exempt information and the resolutions were agreed as per minute 612.

622. EXEMPT - VARIATION OF CONTRACT FOR 1-35 HEADCORN ROAD AND 51-92 TENTERDEN ROAD FIRE SAFETY WORKS

The Cabinet noted the exempt information and the resolutions were agreed as per minute 613.

623. NEW ITEMS OF EXEMPT URGENT BUSINESS

None.

CHAIR: Councillor Peray Ahmet

Signed by Chair

Date