

MINUTES OF MEETING Cabinet HELD ON Tuesday, 12th October, 2021, 6.30 - 7.50 pm

PRESENT:

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

624. FILMING AT MEETINGS

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

625. APOLOGIES

None.

626. URGENT BUSINESS

There were no items of urgent business.

627. DECLARATIONS OF INTEREST

None.

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

None received.

629. MINUTES

RESOLVED that the minutes of the Cabinet meeting held on 14 September 2021 be approved as a correct record.

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

None received.

631. DEPUTATIONS/PETITIONS/QUESTIONS

Deputation 1

Quentin Given and Catherine Kenyon outlined their deputation on behalf of an alliance including Friends of the Earth, Haringey Living Streets, Haringey Cycling Campaign and Haringey Extinction Rebellion. This generation was the first to experience climate change, and the last generation who could do something about it. The Mayor of London had called for more action to be taken in regard to climate change across the capital. Half of London's hospitals and one in five schools were at risk of flooding and collaborative working was required to avoid worse catastrophes in the future.

Surrounding boroughs have led the way in delivering healthy streets. Haringey had ranked near the bottom of the London Healthy Streets scorecard on the delivery of healthy streets. The Council had promised much over the last few years but delivered little. Protected cycles lanes had been described as 'few and far between', and only 17% of roads in the borough were within Low Traffic Neighbourhoods, compare with 55% in Hackney.

The alliance requested that Haringey speed up the delivery of the active travel strategy, and safe and accessible walking and cycle routes. The Council needed to clearly articulate to residents the problems which needed to be solved, and the actions required to solve them.

Councillor Hakata, Cabinet Member for Environment, Transport and the Climate Emergency, and Deputy Leader of the Council responded to the deputation. He agreed that it was the collective responsibility of the Cabinet to work towards a solution.

Three Low Traffic Neighbourhoods had completed formal consultations which, if deployed, would cover an additional 15% of the boroughs roads. The ambition was to equal the best in the capital over the next 2-3 years.

There were plans for 30 protected cycle lanes in the draft Walking and Cycling Action Plan, and these would be set out in a strategic road map so that it was clear which lanes would be implemented and when.

There were 17 School Streets in the borough with a further nine planned for the next few months. Discussions were taking place in relation to adding more streets to the programme.

Councillor Hakata thanked the deputation party for attending and added that support from residents was welcomed in implementing all of the schemes referred to.

Deputation 2

Jack Grant spoke in relation to item 9 on the agenda - Additional sites for consideration within the Housing Delivery Programme. He referred to the 12 sites identified in the report and stated that only one was located in the West of the borough. Of the remaining 11, five were existing public green spaces, one was

private green space and three could be turned into green space. He questioned why public green spaces in the West of the borough were better maintained than in the East and the loss of green space in the West of the borough was considered to be a material concern but not a priority in areas with the lowest amount of green space.

He referred to the East-West inequality in the borough and referred to the equalities section of the report in which he felt that the correlation between BAME and disabled residents and lack of green space in the East was not acknowledged. He added that the Council's draft Parks and Green Space policy focused on increasing green space and pocket parks, which would be impossible if the Council continued to focus on providing green space as part of large developments. It was accepted that new housing was necessary, but this was not the only priority for the Council.

Councillor Gordon, Cabinet Member for House-Building, Place-making and Development responded to the deputation. She informed all present that the Council had received £3.8m of funding for development of brownfield sites for housing. The sites identified in the report were mainly disused parking areas and concrete / hard standing land. These areas would be developed to transform areas which would have a positive impact on the surroundings. Housing was a crisis for the borough, with over 600 people in band A (people with severe medical emergencies) on the waiting list for housing. 57% of the people in band A were from a BAME background, so this housing programme would help to address the needs of these residents in Haringey.

The Leader thanked all parties for attending.

632. ADDITIONAL SITES FOR CONSIDERATION WITHIN THE HOUSING DELIVERY PROGRAMME

The Cabinet Member for House Building, Place-Making and Development introduced the report which sought approval to include twelve more sites of Council-owned land in the housing delivery programme in order that their feasibility and capacity for the delivery of new homes can be determined. The report also noted the removal from the programme of three sites found to be unsuitable for housing delivery.

The Cabinet Member and Assistant Director for Housing responded to questions from Cabinet Members:

- The aim for all developments would be to achieve zero or close to zero carbon, and improvements to the public realm. All developments would provide play facilities, green space, bat and bird boxes. A number of developments would replace concrete sites, so fresh green space would be created, with new trees planted and new biodiversity havens.
- All sites would go through the secure by design process.
- Cycle storage would be provided in all developments, and all developments would be car-free with the exception of cars for disabled use.
- A big part of the programme was to provide wheelchair accessible or adaptable accommodation.

The Cabinet Member and Assistant Director for Housing responded to questions from Councillor Ogiehor:

- 3000 new homes would be built and let to tenants by 2031.
- A response would be provided in writing in regard to the total amount of borrowing, total interest payable and the point of when the impact of paying back the borrowing would impact the Council's finances.

RESOLVED that Cabinet

1. Adds the twelve Council-owned sites listed in paragraph 6.6 and shown as red line boundary plans in Appendix 1 to the Council's housing development programme in order that their feasibility and capacity for the delivery of new Council homes can be determined.
2. Agrees that where any of these sites is determined to be suitable for housing development, architectural designs for housing on the site should be developed through community engagement and then submitted to the Planning Authority for consideration.
3. Notes that the potential costs of carrying out the preparatory work up to a Planning Application for each individual site are expected to be within the delegated authority of the Director of Housing, Regeneration and Planning, although the cumulative costs of all these sites would be in excess of this.
4. Notes the removal of three sites listed in paragraph 6.16 from the housing delivery programme.

Reasons for decisions

The Council is committed to a new era of Council housebuilding in Haringey. These decisions are an essential step in achieving that aim.

In order to robustly assess each site listed in 6.6 for its suitability and capacity for housing development, further work now needs to be undertaken. In many cases, this will require the engagement of external surveyors and other contractors.

Alternative options considered

Not to assess these sites for their development potential. The Council has no statutory duty to develop these sites. However, the Council's top priority is the delivery of a new era of Council housebuilding. The sites in this report help to create a pipeline of new Council homes. To exclude them from the development programme would undermine the Council's capacity to deliver a new era of Council homes. With more than 11,000 Haringey households on the housing register, this option was rejected.

Not to approve making planning applications where a site is appropriate for housing development. This option was rejected as it would prevent the Council delivering new homes in a timely fashion.

633. APPROVAL OF HOUSING CONSTRUCTION CONTRACT AND LAND APPROPRIATION AT REDLANDS, SUMMERHILL ROAD N15

The Cabinet Member for House Building, Place-Making and Development introduced the report which sought approval, following consultation with local residents, to build eight new Council homes for Council rent on Council land that is currently used primarily as a car park for the Redlands Estate residents and includes six garages. This location had experienced anti-social behaviour issues in the past and it was anticipated that the development of the scheme would resolve these issues.

The Cabinet Member and Officers responded to questions from the Cabinet:

- Disabled parking spaces would be planned out and positioned in an area where the disabled units were located.
- The scheme would provide a range of green space – private garden space for the houses and communal green space.
- Secure cycle parking would be provided, and exact figures would be provided in writing to Councillor Hakata.

In response to Councillor Ogiehor, the Assistant Director for Housing advised that the scheme would be completed in late 2023 / early 2024.

Further to considering exempt information it was,

RESOLVED that Cabinet:

1. Approves the appointment of Contractor A, identified in the exempt part of the report, to undertake the new build works to provide a total of eight new Council rented homes at Redlands, Summerhill Road for a total contract sum set out in the exempt part of the report; and approves the client contingency sum set out in the exempt part of the report.
2. Approves the appropriation of the land known as Redlands, Summerhill Road (edged red in the site plan attached at Appendix 1) from housing purposes to planning purposes as it is no longer required for the purpose which it is currently held, and for the purpose of carrying out development as set out in part 6 of this report.
3. Approves 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 Redlands, Summerhill Road development, under planning permission Ref: HGY/2020/1779.
4. Delegates to the Director of Housing, Regeneration and Planning, after consultation with the Director of Finance and the Cabinet Member for House building, Placemaking and Development, authority to make payments of compensation as a result of any infringement arising from the development and the recommendation 3.1.3, within the existing scheme of delegation.
5. Approves the appropriation of Redlands, Summerhill Road (edged red in the plans attached at Appendix 1) from planning purposes back to housing

purposes under Section 19 of the Housing Act 1985, after practical completion of the development.

Reasons for decisions

The site known as Redlands, Summerhill Road was approved by Cabinet in July 2019 to be included in the Council's housing delivery programme. The scheme has subsequently been granted planning consent and is ready to progress to construction. This report therefore marks the third, and final, Members' decision to develop on this site.

Contractor A has been identified by a formal tender process 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 engagement and consultation. However, appropriation of the site for planning purposes is recommended as a precaution. It will allow the Council to use the powers contained in Section 203 to override easements and other rights of neighbouring properties 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. The site will need to 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 eight new Council homes at Council rent.

The site proposal will provide eight much needed Council homes on Council land, alleviate potential anti-social behaviour attracted to the site by an open, unsecured car park and improve both the estate boundary and street scene of West Green Road and Summerhill Road.

Alternative options considered

It would be possible not to 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 opportunity was procured via a competitive tender through the Crown Commercial Service (CCS) Construction Works and Associated Services Framework Agreement, the route recommended by Strategic Procurement for a contract of this value. Alternative options would have been either a competitive tender through the London Construction Programme (LCP) Major Works 2019 Framework Agreement or a direct appointment to one of the LCP framework providers. These options were both rejected: the first because a competitive tender through the LCP had already been unsuccessful, and the second because of the quality and price safeguarding a competitive tender is believed to provide.

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 they 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.

634. CIVIC CENTRE REFURBISHMENT (AND EXTENSION) WORKS

The Cabinet Member for Finance and Transformation introduced the report which provided an update on the Civic Centre project following the decision in December 2020 by Cabinet to proceed with the project to repair and refurbish the listed Civic Centre to bring the building back into use. Approval was also sought to proceed with design work on the refurbishment and to award a contract for RIBA stages 2-6 design work.

The Assistant Director for Capital Projects & Property advised that the project would aim to meet this highest levels of sustainability in all areas, including the appointment of contractors.

The Cabinet Member and officers responded to questions from Councillor Ogiehor:

- This report was not making decisions on the future of other council buildings. The other accommodation strategy would be reviewed and reported to Cabinet in a separate report.
- A further report would be provided with costings once the design work had been carried out.
- Initial feasibility work on the site had concluded that having a mix of housing and civic buildings was not the most efficient use of the site.

Further to considering exempt information it was,

RESOLVED that Cabinet

1. Agree to proceed with the design work on the refurbishment of the Civic Centre, including the provision of an annex extension, based on the feasibility work completed since the December 2020 cabinet decision to explore this option.
2. Note that a report will be brought to Cabinet in January 2022 for the following:
 - (i) decision on whether to proceed with the Civic Centre, including an annex option, informed by the final full business case, once further design work outlined in recommendation 3.1 has been completed;

- (ii) approval to award a contract for preparatory works to the Civic Centre. These works are independent of the above decision about whether to include an annex option, as they are required to deliver a refurbishment of the existing Civic Centre for the Council's accommodation use and are in accordance with the decision taken by Cabinet in December 2020
- 3. Approve the award of a contract to Hawkins Brown Ltd for the maximum sum of £3,110,999.89 for RIBA stages 2-6 design services for the Civic Centre refurbishment project and annex project, in accordance with contract standing order 9.07.1d. Noting that should we not proceed with the annex option at any stage during the design development; then the project fees will be reduced accordingly.
- 4. Approve issuing Hawkins Brown Ltd with a letter of intent prior to the formal contract execution. The letter of intent will represent ten per cent of the total contract value and will not exceed £311,099.99.
- 5. Notes that the Hawkins Brown Ltd. contract sum will be reduced if Cabinet decide not to proceed with the annex building as part of the Civic Centre project. If Cabinet does not decide to proceed with the annex building the Hawkins Brown contract will be revised to be based on a percentage of the construction value of the existing refurbishment.

Reasons for decision

The decision taken by Cabinet in December 2020 to invest in the Civic Centre provides for the quickest delivery of high-quality Council Civic headquarters in Wood Green. This decision was made in the context of the Civic Centre's listing and the need to spend a significant sum on the building in any case to protect it. It was known that not all of the Council's accommodation requirements could fit into the existing Civic Centre with moderate additional space agreed and that in order to allow genuine focus on expanded community use it was agreed to do feasibility work to assess whether an annex or extension on the Civic Centre car park site would enable the Council to better meet Council and residents' needs.

So far, the feasibility work is showing that an annex could provide the Council with a building to be proud of, as the heart of Haringey's democratic and civic life; providing all its headquarters office accommodation on one site and scope for truly open public and community uses as well as being the most cost-effective option open to the Council. It is proposed to continue to the next stage of the project on this basis. Extending the Civic Centre could also contribute to the Council meeting its sustainability targets through improvements to the existing listed civic centre building, the new build elements and through, over time, releasing inefficient buildings currently in use as offices. The annex option should save the Council money over time. It would also allow future plans for the regeneration of Wood Green to be developed separately.

The report recommends appointing the multi-disciplinary design team for RIBA Stages 2-6, with Stage 2 Concept Design continuing on both the existing building and the proposed annex between now and January 2022. A further report will be brought to Cabinet in January 2022 which will allow for a further ratification of the annex option, with more information about the design and costs of the project being available at that stage. By this time, more work will have been done on the Council's future working styles and locality presence which will help firm up the accommodation requirements and the decision about whether to continue with the extended project.

Alternative options considered

Following the decision in December 2020, to restore, refurbish and extend the Civic Centre and bring the building back into use by the Council as its new Headquarters and Civic functions building, feasibility work has continued to assess options for the Car Park site and whether it would be suitable for Council accommodation. Housing and mixed housing and office options have been tested but not progressed further because the combined uses do not work well on the site and the number of housing units which could be delivered on site is lower than originally envisaged and the start of a housing project would need to be delayed until after the Civic Centre project.

The alternative to the Civic Centre for the remaining Council accommodation requirement would be to retain a building on Station Road. To allow comparison, retaining Alexandra house has been used for the initial assessment as an alternative to further extending the Civic Centre. This option would mean a split site headquarters, therefore will not achieve the same cultural ambitions of the Council. It is also not possible to achieve the same level of sustainability with a refurbished building than with new. Additionally longer term use would constrain future plans for Station Road. Finally, the financial appraisal so far suggests that in the long run an annex option is more cost effective and will deliver savings to the Council. However, this alternative option, whilst not ideal, is feasible and will be included in the business case to be considered by Cabinet in January 2022.

635. AWARD OF HOUSING RELATED SUPPORT CONTRACTS - MENTAL HEALTH PATHWAY- SHORT TERM SUPPORTED ACCOMMODATION AND FLOATING SUPPORT

The Cabinet Member for Health, Social Care and Well-Being introduced the report which sought approval to award six contracts to the successful tenderers for the Provision of Housing Related Support (HRS) Mental Health Pathway Services in accordance with Contract Standing Order (CSO) 9.07.1 (d).

The Cabinet Member and Director for Adults and Health responded to questions from Councillor Ogiehor:

- Where no bids had been received, one of the contracts would continue to run as it currently was and the other was a pilot project which would not require a contract until it was decided to identify an appropriate provider.
- The Adults and Health service were working hard to ensure that all services were peer informed and peer designed. All tender specifications had been designed based on feedback provided by 'experts by experience' (service users).

Further to consideration of exempt information, it was

RESOLVED that Cabinet

1. Approves the award of contracts for the provision of HRS - Mental Health Pathway Services to the successful tenderers (identified in Appendix 3 - Part B (exempt information) of this report), for a period of 3 years commencing from 1st April 2022 to 31st March 2025 with an option to extend for a further period, or periods, of up to 2 years, in accordance with CSO 9.07.1(d).
2. Approves the aggregated cost of the contracts for the initial period of 3 years will be £3,225,810, inclusive of London Living Wage (LLW). For a duration of 5 years (if the extensions are invoked) would be £5,412,917, exclusive of annual inflationary increases for contractual years 4 and 5, but in line with LLW inflationary increase.
3. Notes that insufficient tenders were received for some of the accommodation-based Lots, please see Appendix 3 - Part B (exempt information) of this report.:
4. Notes that a further procurement process will be undertaken as a matter of priority to commission the remaining units. Prior to this feedback will be sought from bidders and partners to ensure retendering is effective and the new service model is fully in place by April 2022.

Reasons for decision

There is an identified need within Haringey for services to support residents around the wide-ranging needs and circumstances that contribute to and cause homelessness. Dedicated mental health supported housing services help to meet that need, providing a flexible and person-centred service which will support clients to maintain and establish sustainable housing and overcome health inequalities, barriers and experiences that can contribute to and perpetuate homelessness.

The Mental Health Pathway operates to prevent homelessness, facilitate rapid hospital discharge and smooth prison releases for people with ongoing mental health needs. The pathway supports residents to develop and strengthen the skills required to sustain independence. There is a continuous and high demand for mental health supported housing, with residents referred via Barnet, Haringey and Enfield Mental Health Trust (BEHMHT) and Homes for Haringey's Housing Needs Service. These services make a key contribution to the health and wellbeing of local residents and there is both a strategic need and evidence base to support the award of these contracts.

The Homelessness Reduction Act (2018) brought about a range of changes to the way that local authorities respond to households who are homeless or at risk of homelessness. A key element of the new legislation is an extended duty, for the Council and its partners, to prevent homelessness at the earliest possible stage. This focus on early prevention will be a key element of these services and will therefore support the Council in meeting its statutory duties under the Act.

The HRS Mental Health Supported Housing Pathway will also contribute to delivery of the Council's Borough Plan (2019-2023) objectives and will play an integral role in the delivery of Haringey's Homelessness and Rough Sleeping Strategies, by supporting single adults with support needs to secure positive housing, health and community outcomes.

Alternative options considered

Do nothing – The Council could elect not to recommission the Mental Health Pathway services. However, this would leave Haringey without the appropriate housing services to support households in need. This would be likely to cause an increase in the number of people placed into temporary accommodation and in acute hospital admissions, which would have a significant detrimental impact on the residents affected and the Council and its partners. The option to do nothing was considered and rejected.

Extend existing contracts – Extension periods available within the existing contracts have been exhausted.

Deliver the services inhouse –Extensive consideration was given to the possibility of in-house delivery for these services. However, the investment required to develop and manage the properties, services and teams required, was found to be significantly greater than the resources currently available to the Council. In particular, suitable accommodation for the delivery of key contracts within the Pathway would have been a challenge to source and manage; some of the existing properties would not have been available to the Council and an exploration of the Council's own assets did not generate any suitable and available buildings. The successful tenderer's have an extensive track record in delivering these services and have committed the properties required to do so. which will ensure quality services for residents and best value for the Council.

636. VARIATION TO HARINGEY HIGHER LEVEL SKILLS CONTRACT AGREEMENT WITH GLA

The Cabinet Member for Employment, Skills and Corporate Services introduced the report which sought approval to increase the provision of higher level skills qualifications in Haringey, which are required to enable residents to access Good Work opportunities in the neighbourhood and in the London labour market.

The Assistant Director for Regeneration and Economic Development responded to a question from Councillor Ogiehor:

- The focus on the programme was to help people to secure higher level skills so that the Council can address issues such as in work poverty. This meant targeting not just unemployed individuals, but also those in low wage and insecure employment. This approach was part of the Council's vision for a Good Economy which included helping residents secure Good Work, by which was meant, more secure work with better terms and conditions, so that residents and their families could improve their quality of life.

RESOLVED that Cabinet

1. Approve match funding the GLA's proposed investment into HHLS by a further £67,428, taking overall commitment to £517,428, and continuation of the GLA's management thereof;
2. Approve the reprofiled performance (4.3.1)

Reasons for decision

Need for higher level skills in fluctuating labour market

Most opportunities for Good Work in London, work that provides at minimum London Living Wage with opportunities for progression, require residents to have higher level skills to access. Higher level skills are considered as those at Level 3 (L3) and above (L3 is equivalent to A levels and BTEC Nationals). Only 4% of jobs in the London Labour market require no qualifications and just 9% require NVQ1 (equivalent to GCSE grades 3,2,1).

Residents with L3 and above qualifications are under represented in Haringey compared to the wider labour market, meaning local people are locked out of accessing opportunities available to them.

The HHLS programme delivers L3 courses to unemployed residents focused on specific growth sectors identified in the Good Economy Recovery Action Plan (Construction, Railway Engineering, Health and Social Care). It also supports in work progression, providing the same L3 opportunities to residents in work with lower skills levels.

Demand

Since the Covid-19 pandemic, NLPC has seen a significant rise in the demand for the programme from residents, and has achieved all of its targeted output numbers for unemployed residents for the lifetime of the grant (original grant April 2019-March 2022, additional year agreed due to Covid19 disruption, end date March 2023). NLPC continues to provide employment support but is no longer able to register unemployed residents for L3 courses as funding to do so has been exhausted.

Value for money

By match-funding the GLA investment, we maximise the number of opportunities for higher level qualifications we can lever for residents from our investment, by March 2023:

	Unemployed	Employed	Total	Value
Starters	48	20	68	£12,769
Achieving one unit L3	42	11	53	£31,989
Entry to Employment/Job Progression	24	6	30	£38,409
Sustained	16	4	20	£45,500

LLW bonus			18	£6,188
Total	£101,491	£27,177		£134,855
Overall Unit Cost				£6,743

The overall unit cost submitted with the original contract was £6,923.08; the overall unit cost for the increase of 20 sustained results is £6,742.74, delivering better value for money whilst being as close to original conversion and unit cost rates as calculations allow.

Supporting the Employment and Skills Recovery Action Plan (ESRAP)

Haringey has experienced exponential rise in unemployment within the borough since March 2020 (177% increase), and has the highest claimant count rate for central London (11.3%). ESRAP, collaboratively produced with borough partners, identifies priority growth sectors for employment support in the medium term, which HHLS delivers courses in (STEM, Construction and Health and Social Care). ESRAP also outlines a need to address in work poverty in the borough, which HHLS works to support by supporting residents who are in work to upskill.

Funding has already been agreed to support the delivery of the Good Economy Recovery Plan and associated ESRAP, which this programme and extension continues to play a pivotal role in.

Alternative options considered

Option to not extend

The project could be delivered to the existing grant award. However this would result in the high demand of residents seeking support being turned away. With its base in Northumberland Park, the localised reach of NLPC means many of the residents accessing its services are not likely to access other employment provision in the borough.

Option to increase profile only for unemployed participants

It is possible to increase the performance targets for unemployed residents with no further additions to support employed residents. There is however limited in-work support within the borough outside of this programme at a time where in-work poverty is increasing and is not met by national provision. Reducing the focus for in-work support through this programme at this time feels counter to the Council’s commitment to support Good Work principles, which includes a focus on progression.

Option to increase by £49,928 keeping total commitment below £500,000

This option was considered for expediency of decision making, in order to respond to the need not to continue stalling delivery. However, the loss of additional £35,000 to the project with GLA match would result in missing out on sufficient additional outputs to reflect a worthwhile variation.

637. MINUTES OF OTHER BODIES

RESOLVED

To note the minutes of the Cabinet Member Signing held on 15 September 2021.

638. SIGNIFICANT AND DELEGATED ACTIONS

RESOLVED

To note the significant and delegated decisions taken by Directors.

639. NEW ITEMS OF URGENT BUSINESS

None

640. 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 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.

641. EXEMPT - APPROVAL OF HOUSING CONSTRUCTION CONTRACT AND LAND APPROPRIATION AT REDLANDS, SUMMERHILL ROAD N15

The Cabinet noted the exempt information and resolutions were agreed as per minute 633.

642. EXEMPT - CIVIC CENTRE REFURBISHMENT (AND EXTENSION) WORKS

The Cabinet noted the exempt information and resolutions were agreed as per minute 634.

643. EXEMPT - AWARD OF HOUSING RELATED SUPPORT CONTRACTS - MENTAL HEALTH PATHWAY- SHORT TERM SUPPORTED ACCOMMODATION AND FLOATING SUPPORT

The Cabinet noted the exempt information and resolutions were agreed as per minute 635.

644. EXEMPT - MINUTES

RESOLVED that the exempt minutes of the Cabinet meeting held on 14 September 2021 be approved as a correct record.

645. NEW ITEMS OF EXEMPT URGENT BUSINESS

None.

CHAIR: Councillor Peray Ahmet

Signed by Chair

Date