

MINUTES OF MEETING Cabinet HELD ON Tuesday, 19th July, 2022, 6.30 - 7.15 pm

PRESENT:

Councillors: Peray Ahmet (Chair), Mike Hakata, Zena Brabazon, Dana Carlin, Lucia das Neves, Julie Davies, Ruth Gordon, Adam Jogee and Sarah Williams

ALSO ATTENDING ONLINE – Cllr Connor

16. FILMING AT MEETINGS

The Chair referred to the notice of filming at meetings and attendees noted this information.

17. APOLOGIES

Apologies for absence were received from Councillor Seema Chandwani.

18. URGENT BUSINESS

There were no items of urgent business.

19. DECLARATIONS OF INTEREST

There were no declarations of interest.

20. DECLARATIONS OF INTEREST

There were no representations received on the exempt items.

21. MINUTES

RESOLVED

To confirm and sign the minutes of the meeting held on 21 June 2022 as a correct record.

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

There were no matters for consideration.

23. DEPUTATIONS/PETITIONS/QUESTIONS

There were no deputations, petitions, or questions.

24. 2021/22 FINANCE UPDATE AND PROVISIONAL OUTTURN

The Cabinet Member for Finance and Local Investment introduced the report, which set out the 2021/22 provisional outturn for the General Fund, HRA, DSG and the Capital Programme compared to budget. It 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 Medium-Term Financial Statement (MTFS). It also included proposed transfers to/from reserves, revenue and capital carry forward requests and any budget virements, adjustments and grant acceptances.

The Cabinet Member referred to:

- The General Fund being on budget.
- As forecast, the direct impact of Covid 19 being largely offset with government support.
- The base budget pressures were offset by budget contingency, although without reserves being drawn down.
- Financial pressures would continue into the new financial year and impact of inflation would continue to be felt by the Council and the community, in particular in social care placements.
- Council reserves continued to provide a level of resilience in addition to growth.
- The coming financial new year required a tight financial grip.
- The £20 million in savings, required in this financial year, whilst considering that the effects of Covid19 were still being felt coupled with extremely uncertain funding environment.

The Cabinet Member for Children, Schools and Families highlighted that Haringey had been identified by the Department for Education (DfE) as one of 10 local authority areas to receive £1.28M of targeted funding to tackle serious youth violence over the next three years. The Director of Children's Services was to chair the SAFE Taskforce Board in Haringey to tackle youth violence in this schools led project. This intervention group was likely to include primary transition project and looking at transition to secondary schools. This funding would lead to expanding the outreach and focus on cognitive behaviour. This funding was further good news for expanding social workers in school's scheme.

The Cabinet Member for Communities and Civic life was pleased to report that the Arts Council had awarded the Council £600k for upkeep of Bruce Castle Museum. This was a £1.4531m project helping make Bruce Castle Museum a London destination.

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

- The attached report was an outturn report and provided information on the completed budget for 2021/22. The budget monitoring report for the first quarter of this financial year, due for Cabinet consideration in September, would provide information on savings progress with view on this.

- DSG budget management plan was in place. There was a process with the DFE and the Council would enter into a negotiation on what it could deliver going forward. It was noted that this work had not been completed as yet and it was hoped the proposals put forward to the DFE would secure best outcomes for the Council and reduction on the overspend, in year, and long term. However, as yet, there was no long-term position to report on.
- With regards to inflation impacting on Council borrowing, it was noted that the Council had borrowing in various places and over different terms with different levels of risk. Inflation was a risk factor and there would be more updates in quarter 1 budget monitoring report.
- Noted that inflation can impact on capital schemes and revenue budget. It was too early in the financial year to understand the full impact of the inflationary environment. The wider economic impact on borrowing would be reported to the Corporate Committee.

RESOLVED

1. To note the provisional revenue and capital outturn for 2021/22 as detailed in the report.
2. To approve the capital carry forwards in Appendix 3.
3. To approve the appropriations to/from reserves at Appendix 4.
4. To approve the budget virements as set out in Appendix 5.
5. To note the debt write-offs approved by officers in Quarter 4 2021/22 as set out in Appendix 6.
6. To accept the £1.28m SAFE Taskforce (Support, Attend, Fulfil, Exceed) grant funding as set out in Section 7.
7. To accept a grant from the Arts Council under the MEND programme of £588,900 to improve the fabric of Bruce Castle Museum as set out in Section 7.

Reasons 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.

It is necessary at year-end to resolve the treatment of related balance sheet accounts, in light of the experience during the year and knowledge of the Council's future position and requirements.

Alternative options considered

The Director of Finance, as Section 151 Officer, has a duty to consider and propose decisions in the best interests of the authority's finances and that best support the delivery of the agreed borough plan outcomes whilst maintaining financial sustainability.

This report of the Director of Finance has addressed these points. Therefore, no other options have been presented

25. PROPOSALS FOR RESIDENT ENGAGEMENT AND PARTICIPATION FOLLOWING THE INSOURCING OF HOMES FOR HARINGEY

The Cabinet Member for Housing Services, Private Renters, and Planning introduced the report which sought approval to maintain the existing channels for engagement for tenants and leaseholders of the Council. These ensured that tenants and leaseholders were able to actively participate in the work of the Council, as their landlord, and hold the Council to account. It was noted that the administration had an explicit commitment to co-production and to increasing the voice of all residents. Final proposals were being taken forward on how resident engagement would be added to the Council's decision-making structure to ensure even greater participation and broader and more representative engagement.

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

- Noted that the resident engagement groups concerned putting residents at the heart of decision making and there would be wider proposals on this objective coming forward later in the year. However, the Customer Core group did feed into the Council's decision making, through the directorate currently, and the residents on this group were engaged and determined to have their voice heard.
- The Council would continue to publish housing provision targets and its performance against it targets. The recommendations of the Housing Resident Advisory Panel [formally Tenants Scrutiny Panel] would be published on the website and the Council's scrutiny function would be able to ask for these recommendations to come forward to the Housing and Regeneration Scrutiny Panel and Overview and Scrutiny Committee.

RESOLVED

1. To note and approve the interim resident engagement proposals detailed in paragraph 6.13 of the report.
2. To note that final resident engagement proposals will be brought forward later this municipal year, including proposals for engaging with the Council's tenants and leaseholders.
3. To note that proposals for further involving residents in the Council's decision-making process continue to be developed and that, if any changes are proposed to the Council's Committee structures, they will be developed in consultation with

Members prior to being recommended to Standards Committee, and then to Full Council.

Reasons for decision

It is crucial that social tenants and leaseholders are able to have clear channels of communication with their landlord, to have their voices heard and for social landlords to have clearly set out method to listen to their tenants and leaseholders and respond to their concerns. With the insourcing of housing services, it is important to ensure that the involvement of tenants and leaseholders in the management of their homes is not weakened; and indeed that tenants and leaseholders have both a strong voice and that all participation processes are representative of the broader tenant and leaseholder population.

Alternative options considered

One option was to rethink at this stage the relationship between the Council and its tenants and leaseholders. This was discounted to allow for broader work on the Housing Strategy and the Council's approach to resident participation to be carried out, and to ensure that any change from the current model was considered carefully and with the involvement of tenants, leaseholders and Members.

Another option was to directly involve tenants and leaseholders in the Council's decision making. This was discounted at this stage, and if it is taken forward would be a decision for the Council's Standards Committee to recommend to Full Council.

26. PARTNERING CONTRACTS STRATEGY FOR HOUSING MAJOR WORKS

The Cabinet Member for Housing Services, Private Renters, and Planning introduced the report which sought approval for the Procurement Strategy for long term delivery of major component renewal, energy works, and additional homes to Council homes 2022-32.

The Cabinet Member highlighted that this was an ambitious procurement strategy covering 10 years with 4 long-term partnering contracts, covering distinct geographical areas to deliver benefits to the capital housing build programme and deliver substantial benefits to residents.

It was noted that the proposed decisions would enable the Council to deliver the Housing capital programme effectively with contract management key to achieving outcomes.

Following questions from Cllr Connor, the following information was noted:

- With regards to the £800m spend , it was important to note the context of this sum over 10 years and note that previously Homes for Haringey had underspent in this area. This capital budget allocation was important in supporting provision of the number of repairs that were needed to bring a lot of dated housing stock up to required specifications. It was noted that the Council

were already spending at this level over a longer period of time but not necessarily getting the benefits which will be sought through the procurement strategy.

- Part of the monitoring of the contracts would involve residents, and this will be part of the tenant's strategy and will form part of the contractual arrangements that the partners will sign up to. Assurance was provided that housing services would bring in a team to support the monitoring of the contract and have an officer dedicated to resident engagement and the training of these residents to take this role forward. The Council will look at resourcing this immediately.
- The plan was for a constant stream of apprentices. The current contracts made it difficult to appoint apprenticeships over long term but now with a long-term agreement there was scope for a rolling training programme of apprenticeships. Homes for Haringey had previous good experience in training apprentices to a high standard and this would be utilised.

RESOLVED

To approve the proposed procurement strategy for the delivery of major works to the Council's housing stock as set out in Section 7 of the report.

Reasons for decision

At £800 million, split across four contractors, this will be one of the largest procurements ever undertaken by the Council. It is, therefore, felt appropriate to ask for Cabinet support for the partnering approach at an early stage to enable officers to progress the procurement to resident consultation, tender and award stage over the next 12 months.

The proposed route to market will enable us to address many issues with the current approach including not meeting annual delivery targets, having to undertake full procurements to address urgent issues to blocks, not maximising the social value and community wealth opportunities which should be achieved from this level of investment, the high costs of undertaking regular procurement and that the stock does not appear transformed once investment works have been completed.

Single contract procurement is expensive and resource intensive, requiring the support of external consultants and legal services in most cases. To deliver the current programme of work which is half the annual value of the works proposed under these contracts fifteen to twenty-five contracts are procured annually. This impacts on the delivery of works and diverts resources which could be spent on improving Council owned homes.

In line with the Borough plan objectives, this procurement strategy ensures that these contracts will maximise the benefits of Council investment in the local area. This will be a significant requirement in the tender evaluation and KPIs will be included in the contract to ensure that tender commitments are met or exceeded for the life of the contract.

Long-term area-based contracts will enable the contractors to put roots down in the Borough developing an approach to social value which is based on community needs, working closely with our residents and key stakeholders. This will be especially beneficial for employment and training where these can be seen as long-term opportunities where residents can gain meaningful qualifications and for the local supply-chain where the contractors will be able to guarantee future work. Resident and stakeholder involvement will be at the heart of the procurement process and on-going management and governance of the contracts. Non-compliance with KPI targets in these areas could result in work being allocated to the other contractors.

Long-term supply arrangements enable an environment of continuous improvement to be included in the contract and governance arrangements. Lessons can be learned from each project that is delivered and residents can be fully involved in this process.

Having long-term contractual arrangements enables contractor involvement in the planning stages of work, which will enable co-design and can increase efficiencies and drive savings, through offering better designs and project delivery, understanding resident and client requirements, being able to engage with the wider supply-chain to get the benefits of the quantum of work being delivered. Efficiency and value for money targets will be included within the contract.

The success of this procurement strategy will also depend on the skills within Haringey to manage the contracts and ensure that robust governance is in place to ensure that the outcomes set out in the procurement strategy are achieved once the contracts go live. Whilst the procurement is being undertaken, training and development will be identified for existing team members and recruitment will be undertaken, where required. The consultants who are supporting us on the procurement have also, within their appointment, been providing support on contract mobilisation, which will include setting up governance arrangements for the contracts and wider partnership. Trained residents will be included in the on-going contract governance arrangements.

Alternative options considered

Contractual Options

Continue with procuring contracts individually. This route does not support wider corporate objectives referred to in the cabinet members introduction as it limits the opportunities for co-production and delivery of social value. This approach will be at risk of the uncertain market conditions in the construction industry. When contractors have the certainty of longevity it enables them to invest in the contract, implement social value and drive down supply chain costs, this cannot be achieved when contracts are let individually. The Council are not permitted to segregate contracts to avoid having to tender to the open market for contracts with a value over the public works threshold of £4.733m. There is also the management cost of continuously producing specifications and going out to tender as well as running leaseholder consultation processes. This would allow officers to concentrate resources on contract management.

To put in place a framework with annual contract awards. A framework agreement is a type of contract that is commonly used as a multi supplier agreement, establishing a relationship to deliver works as an approved contractor. This arrangement does reduce some of the risk of single contract procurement because works are delivered through a framework and an annual award is given to contractors. However, because continuity of work is not guaranteed, the wider social value can be reduced, especially in terms of meaningful employment and technical apprenticeships, as decisions are taken annually. Also, as there is an annual award of work it is harder to involve contractors early in the planning stages. One of the advantages of this type of contract is that work can be removed for performance issues on an annual basis, however, this does impact on an environment of continuous improvement. The uncertainty of continuity could also deter the market in uncertain times. Frameworks are limited in timescale, to 4 years, limiting the longevity of the relationship and limiting financial and social value.

Awarding contracts based on type of work. The approved Asset Management Strategy is that works to residents' homes are delivered in a holistic manner, the reason for this is to reduce the impact on residents, as works are undertaken at the same time. If the contracts were let based on work types rather than property it would be a departure from the strategy. The in-house team could undertake works coordination, but this is not a skill set which we currently have and liability for delays would become the Councils responsibility not the contractors if we were going to take on this role. There are significant financial advantages to delivering works holistically as it reduces access, site set up and management costs that are incurred when works are delivered under separate contracts. There can also be an impact on warranties and contractor liabilities if another contractors' work could be seen as the reason for product failures or damage.

Deliver the works in-house. Currently, the Council delivers its housing repairs and maintenance service through an in-house team for a value in the region of £20 million per annum. A small kitchen and bathroom programme, circa £1 million was delivered in-house in 2020/1, this highlighted that at the current time there are not the skills in-house at management or operative level to deliver this type of work. The step change required to deliver this type of work would be significant. Alongside this there is a significant amount of risk attached to this type of work which have implication for Health and Safety, Building Safety, supply-chain, and availability of the labour. There will be a 5-year break option in these contracts, and it can be reviewed at this point as to whether this situation had changed. The contracts will also include the option for some elements of the contract to be delivered in-house, if at any time it is considered that Haringey have developed the capability to do this. Working with contractors in a partnering arrangement will also enable our staff to develop key skills, which if at a future date it was seen as appropriate to move to an in-house delivery model there would have been considerable learning from commercial partners in delivering works of this nature.

Partnering Options Considered

Period of the Contract Across the local authority and housing sector several partnering contracts for major works have recently been awarded or are going through the procurement process. Clarions let their major works partnering contract for 20

years, London and Quadrant are procuring their contract for 15 years and Hackney are currently out to market for a 4-year major works framework. After taking market advice, 10 years with a 5-year break clause was considered appropriate for Haringey. The procurement and full mobilisation of the contract will take in the region of 2 years and therefore the contract needs to be long-enough to be attractive to contractors to want to bid for the work and for the Borough to gain the long-term contractual benefits. It was felt there would be too many changes in the wider environment to commit to a contract in excess of 10 years. The five-year break clause can be used for one or all of the contracts, which gives a high-level of flexibility.

Number of contracts Options were considered for the number of lots which the £800 million pounds worth of work would be divided into. One or two contractors were ruled out due to the capacity of contractors to deliver this level of work per annum and the risks associated with only working with one or two contractors including poor performance and contractor insolvency. More than four contracts were ruled out as it was felt that this would dilute the benefits of long-term agreements with a small number of committed contractors. Alignment with the Localities' Strategy seem to enable the best synergies for the Borough, as the social value elements of the contract can be focused on the priorities of the localities. When the levels of work were reviewed, a decision was taken to split the East of the Borough, due to the concentration of social housing in this area. The contract values also means that two of the lots will be more attractive to medium sized regional contractors which will encourage greater diversity in the number and types of contractors who bid for these contracts.

27. APPROVAL OF CONSTRUCTION CONTRACT FOR COUNCIL HOMES ON LAND AT WATTS CLOSE, SEVEN SISTERS

The Cabinet Member for Council Housebuilding, Placemaking, and Development introduced the report which sought approval for the appointment of Formation Design & Build Limited to construct 18 new Council homes on Council rent on land at Watts Close N15, and to facilitate this delivery by appropriating the land for planning purposes and then on completion for housing purposes.

The housing provision included four one-bedroom flats, eight two-bedroom flats, four three-bedroom houses and two four-bedroom houses with two of the flats being fully accessible for wheelchair-users. The priority was for a high-quality build, improving public realm and making places which residents can enjoy.

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

With regards to prioritising green space in new housing schemes, in particular to mitigate the effects of expected rising temperatures, all new housing schemes have included a lot of soft landscaping and encourage biodiversity. In relation to Watts Close, there was: play space included, urban greening which was above the requirements of the London Plan and this was also a zero-carbon scheme.

Following consideration of the exempt information, it was

RESOLVED

1. To approve the appointment of Formation Design & Build Limited to undertake building works to provide a total of eighteen Council rented homes at Watts Close for a total contract sum and to approve the client contingency sum, both of which are set out in the exempt part of the report.
2. To approve the appropriation of the land at Watts Close highlighted in the red line boundary plan attached at Appendix 1 from housing purposes to planning purposes under Section 122 of the Local Government Act 1972 as it is no longer required for the purpose which it is currently held, and for the purpose of carrying out development as set out in paragraphs 6.1 to 6.4 of the report.
3. To approve the use of the Council's powers under Section 203 of the Housing and Planning Act 2016 to override easements and other third-party rights which may be affected by the Watts Close development, under planning permission Ref: HGY/2022/0035.
4. To delegate to the Director of Placemaking and Housing, after consultation with the Director of Finance and the Cabinet Member for Council Housing-Building, Placemaking, and Development, authority to make payments of compensation as a result of any genuine claims of third-party rights affected by the Watts Close development and payable as a result of recommendation 3.1.3, within the existing scheme of delegation.
5. To approve the appropriation of the land at Watts Close (edged red in the boundary plan 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 schedule in December 2023.
6. To delegate powers to the Director of Placemaking and Housing and the S151 Officer (Director of Finance) to approve overspend beyond the contingency of up to 5% of the construction contract value and approve necessary associated contract variations. To note the project on costs and total scheme cost set out in the exempt report (Appendix 2).

Reasons for decision

On 29 September 2019 Cabinet included the land at Watts Close into the Council's housing delivery programme. This scheme has subsequently been granted planning consent and is ready to progress to construction. This report therefore marks the third, and final, Member led decision to develop on this site.

Following a formal procurement process, a contractor has been identified to undertake these works.

Alternative options considered

It would be possible not to appoint a contractor to develop this site for the Council. 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 Westworks Development and Construction Dynamic Purchasing System, using JCT Design & Build Contract 2016 with amendments. An alternative option would have been to do a direct appointment; however this option was not suitable due to the estimated contract value of the scheme.

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.

28. HIGH ROAD WEST - APPROPRIATION OF LAND IN THE EARLY PLOTS AND CONSULTATION ON THE USE OF GROUND 10A OF THE HOUSING ACT 1985

The Cabinet Member for Council House-Building, Placemaking, and Development introduced the report which sought approval to appropriate land for planning purposes to enable delivery of the first two development plots as part of the High Road West scheme. It also sought Cabinet approval to consult secure tenants on the Love Lane Estate on the use of Ground 10a of the Housing Act 1985.

It was noted that this was the first phase, 1a, of the High Road West Scheme which was first of all, contingent on the overall Planning decision being sought on the whole scheme this week. This first phase would include the delivery of 60 Council homes.

Approval for consultation was a technical issue required with secure tenants under Housing Act by the Secretary of State so to achieve vacant possession over the site. Assurance was provided that the consultation would be delivered in community languages and translators would be engaged to ensure residents understood what was being consulted on.

In response to a question from Cllr Connor about any impact of the consultation result, this was a technical use of the powers as required by the Secretary of State to achieve vacant possession.

Following consideration of the exempt information, it was

RESOLVED

1. To approve the appropriation for planning purposes of the land edged blue on the plan attached at Appendix 1 of this report to enable the delivery of Plot A of the High Road West Scheme (“the Scheme”) pursuant to section 122 of the Local Government Act 1972, which will enable the Council or the developer to rely on

section 203 of the Housing and Planning Act 2016 to override any third party easements or rights infringed by the development of Plot A, subject to payment of statutory compensation to those entitled under section 204 of the 2016 Act.

2. To approve the commencement of statutory consultation with all secure tenants on the Love Lane Estate, pursuant to Part 5 of Schedule 2 to the Housing Act 1985, regarding the proposal to seek the Secretary of State's approval for the redevelopment Scheme for the purpose of Ground 10A to support delivery of later plots within the Scheme.
3. To note that following this statutory consultation, there would be a report to Cabinet with a recommendation on whether to proceed with an application to the Secretary of State to seek approval of the redevelopment Scheme for the purpose of Ground 10A.

Reasons for decision

The land to be appropriated for planning purposes to enable the development of the first plot (Plot A) within Phase A of the Scheme, subject to planning permission being achieved. This land is currently held by the Council for a number of different statutory purposes, including housing. The land held for housing purposes is currently used as a footpath and an enclosed fenced area associated with the Whitehall & Tenterden Centre, see Appendix 2. Appropriating the land would enable the Council and its development partner Lendlease to deliver the new homes, through the ability to rely on sections 203 and 204 of the Housing and Planning Act 2016 ("2016 Act") to override any easements or other private rights (such as rights to light) which might otherwise impede redevelopment of this land in accordance with planning permission.

The consideration of the potential use of Ground 10A of the Housing Act 1985 is with a view to ensure certainty of delivery of Phase A, which includes the provision of much needed Council homes, in parts of the site where secure tenants are currently in occupation. The Council's Landlord Offer guarantees secure tenants a new Council home in the Scheme that meets the need of their household. Secure tenants also have the option to make an early move to a Council home elsewhere in the borough if preferred. The Council has a dedicated Rehousing team in place to support residents through each stage of the move process.

The Council's aim is to rehouse all tenants by mutual agreement, in line with the Landlord Offer. If this cannot be achieved, Ground 10A is one of the statutory grounds under which possession of a secure tenancy may be ordered by a court if it is seeking to end the tenancy, on the grounds that suitable accommodation is available. This would only be exercised in the event that a tenant was not willing to leave a property even once suitable alternative accommodation had been offered as part of the rehousing process. Further details are provided in paragraphs 6.29 to 6.37.

The Council has a statutory obligation under Part V of Schedule 2 to the Housing Act 1985 to undertake consultation with secure tenants prior to seeking the Secretary of State's approval of a redevelopment Scheme for the purposes of Ground 10A. If approved, statutory consultation would be undertaken with secure tenants on the Love Lane Estate in autumn 2022. Officers will report back to Cabinet on the outcome of

the consultation. Depending on the outcome, Cabinet may be asked for approval to authorise the Council to seek the Secretary of State's approval of the redevelopment Scheme for the purpose of Ground 10A.

Alternative options considered

Not to appropriate the land in Plot A or to do so later

The Council could progress development of Plot A without appropriating the land for planning purposes, but this would risk the proposed development being delayed or stopped by potential third party claims. This could prevent the Scheme from being delivered and the Council from delivering on its commitments set out in the ballot and Landlord Offer.

The Council could also choose to appropriate the land in Plot A for planning purposes at a later date, alongside other parts of Phase A. Plot A is targeted to start on site in autumn 2022, subject to planning consent. If a decision to appropriate the land was not taken at this time, then this would increase the risk of the Council and Lendlease failing to meet this start on site milestone, which is critical to unlocking GLA funding as per the funding agreements and therefore risk the delivery of the wider Scheme.

Not to consult on the proposal to seek approval for use of Ground 10A of the Housing Act 1985

The Council could choose not to undertake statutory consultation with secure tenants on the proposal to seek approval of the Secretary of State for use of Ground 10A of the Housing Act 1985, and accordingly would not (subject to consultation) be able to consider future use of these powers. This would however risk the Council's ability to deliver vacant possession and the delivery of the Scheme, including the delivery of 500 new Council homes for existing residents and those on the housing register.

Based on the consideration of these options, Cabinet is recommended to reject them and approve the recommendations outlined in Section 3 of this report.

29. MINUTES OF OTHER BODIES

RESOLVED

To note the minutes of other bodies.

30. NEW ITEMS OF URGENT BUSINESS

There were no new items of urgent business.

31. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED

That the press and public be excluded from the meeting for the consideration of agenda items 17 to 20 as they contained 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.

32. EXEMPT - APPROVAL OF CONSTRUCTION CONTRACT FOR COUNCIL HOMES ON LAND AT WATTS CLOSE, SEVEN SISTERS

As per item 27 and exempt minutes.

33. EXEMPT - HIGH ROAD WEST - APPROPRIATION OF LAND IN THE EARLY PLOTS AND CONSULTATION ON THE USE OF GROUND 10A OF THE HOUSING ACT 1985

As per item 28.

34. EXEMPT - MINUTES

RESOLVED

To confirm and sign the exempt minutes of the meeting held on 21 June 2022 as a correct record.

35. NEW ITEMS OF EXEMPT URGENT BUSINESS

There were no new items of exempt urgent business.

CHAIR: Councillor Peray Ahmet

Signed by Chair

Date