

MINUTES OF THE MEETING OF THE CABINET HELD ON TUESDAY, 21ST OCTOBER, 2025, 6.30 - 7.36 pm

PRESENT:

Councillors: Ajda Ovat, Peray Ahmet (Chair), Mike Hakata, Emily Arkell, Zena Brabazon, Dana Carlin, Seema Chandwani, Lucia das Neves, Ruth Gordon and Sarah Williams

285. FILMING AT MEETINGS

RESOLVED:

The filming at meetings notice was noted.

286. APOLOGIES

There were none.

287. URGENT BUSINESS

There was none.

288. DECLARATIONS OF INTEREST

There were none.

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

There were none

290. MINUTES

The minutes of the meeting 16 September 2025 were discussed.

RESOLVED:

The minutes of the meeting 16 September 2025 were agreed as a true and accurate record of proceedings.

291. DEPUTATIONS/PETITIONS/QUESTIONS

There were none.

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

There were none.

293. FUNDING AFFORDABLE HOUSING THROUGH LONG-TERM INSTITUTIONAL FINANCE

*Cabinet agreed to amend the running order of the meeting to take the item **FUNDING AFFORDABLE HOUSING THROUGH LONG-TERM INSTITUTIONAL FINANCE** as the next item*

The Cabinet Member for Housing and Planning, and Deputy Leader of the Council introduced the report.

It was explained that the Council's mission was to build a fairer and greener borough, and that the housing crisis in London resulted in more local residents being unable to afford rent, with home ownership becoming increasingly unattainable. It was explained that, to help address this issue, and with financial support from both the Mayor of London and the government, the Council aimed to build thousands of new council homes let at council rents. It also acquired homes from private developments and converted them into council homes. However, it was explained that further housing provision was still required.

It was noted by the Cabinet Member that funding limitations restricted the extent to which councils could build or buy homes independently. External sources of funding were already being used, including grants from the Mayor of London and national government, but these resources remained limited. Following the delivery of a significant number of homes, the Council sought to secure funding from institutional investors—such as pension funds—to support the development of additional affordable housing in the borough. In the initial phase, this funding was expected to support the construction of hundreds of new affordable homes.

These homes were intended for residents living in temporary accommodation, including bed and breakfasts or private rented housing, who required the stability of secure housing.

The Council aimed to support the development of a fairer borough in Haringey by delivering affordable housing at scale. This funding approach provided additional financial capacity to accelerate the delivery of homes for residents in need.

In response to comments and questions from Councillors Chandwani and Barnes, the following information was shared:

- It was explained that the Limited Liability Partnership (LLP) would have a contractual relationship with Registered Providers (RP) and that the LLP would also have a relationship with the Council – the Council would have a strong

contractual relationship with the LLP.

- It was explained that there were some potential risks to the scheme, but that it was too early to consider what these risks would be at this early stage. However, it was stressed that the Cabinet would receive future updates on the development of the policy. It was stressed that the biggest risk would be not getting the correct deal for Haringey, but that officers would work to ensure that the Council got the best deal.

RESOLVED:

That Cabinet:

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

Reasons for decision

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

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

Alternative options considered

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

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

294. ADOPTING A NEW TENANCY MANAGEMENT POLICY

The Cabinet Member for Housing and Planning, and Deputy Leader of the Council introduced the report.

It was explained that the Council were committed to ensuring that its 20,000 tenants, leaseholders, and their families lived in safe, well-maintained homes.

The Cabinet Member explained that the Tenancy Management policy was an important next step in the transformation of landlord services, noting that it aligned with broader plans to enhance housing services for tenants and leaseholders and to improve the quality of council homes.

It was noted that the proposed policy outlined the Council's approach to providing an efficient and effective tenancy management service which had tenancy sustainment at its core. It also helped the Council to meet the government's Social Housing Regulator's consumer standards.

The insights and experiences of our residents, particularly through the Tenancy Management Continuous Improvement Group and online consultation, played a key role in shaping this policy. This Group, comprising tenants, ensured ongoing resident engagement and co-creation in housing policies. I expressed my gratitude to the Group for their invaluable input, which helped this policy better reflect the needs of our communities.

In response to comments and questions from Councillors Das Neves and Barnes, the following information was shared:

- It was explained that the Council prioritised the safeguarding of vulnerable residents, and that it undertook welfare checks and reviews of likely safeguarding risks. It was additionally explained that one of the most important stages of monitoring a tenancy was when a tenant first moved in, and it was noted that the Council would undertake a series of visits during this period to understand if there were any vulnerabilities and ensure that residents were

successfully safeguarded.

- It was explained that all of the activities that were underway as part of the proposals were part of works that the Council was already undertaking, ensuring that there were no extra costs.
- It was explained that the Council maintained quality dashboards of tenant management, which could be shared with Members upon request,

RESOLVED:

That Cabinet:

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

Reasons for decision

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

Alternative options considered

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

295. ADOPTING A NEW TENANCY STRATEGY

The Cabinet Member for Housing and Planning, and Deputy Leader of the Council introduced the report.

It was explained that the housing associations working across Haringey provided excellent services and that there was good opportunities for information sharing between partners. It was stressed that the process of learning was especially important for the Council on its journey to transform the services it provided to Council

tenants and leaseholders and to support housing associations to achieve improvements. It was noted that working with housing associations to improve social housing across the borough was one of the objectives in our Housing Strategy 2024–2029.

It was explained that the proposed Tenancy Strategy was another step on the improvement journey, confirming the Council's approach to tenancy management and our expectations of Registered Providers (RPs) through the language of partnership and collaboration. It was highlighted that the insights and experiences of our residents, particularly through the Tenancy Management Continuous Improvement Group and the input and feedback received from other RPs of social housing in Haringey through the online consultation held, played a key role in facilitating improvement.

In response to comments and questions from Councillors Carlin and Barnes, the following information was shared:

- It was explained by officers that the Council would re-emphasise the Council's priorities with RPs and was working to strengthen the relationship with them.
- It was agreed that any future modification made to the policy by officers would be shared with Members when it occurred.
- It was explained by officers that the performance information of work with RPs were a work in progress. However, it was stressed that the proposed Policy ensured that RPs would work more closely with the Council. It was additionally explained by officers that the Council was working to more standardise KPIs with RPs, however, it was stressed that this was also work in progress.

RESOLVED:

That Cabinet:

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

Reasons for decision:

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

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

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

Alternative options considered

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

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

The Cabinet Member for Placemaking and Local Economy introduced the report.

It was explained by the Cabinet Member that the proposed works represented a major milestone in the plans to transform the Broadwater Farm estate. Through the next phase of the development, the Council would build 139 high-quality new homes, 61 of which were three-bed or above, providing additional family accommodation in the borough. These homes were in addition to the 40 new homes that were already onsite and scheduled for completion. The deconstruction of Northolt and Stapleford blocks was carried out by specialist contractors, with safety measures in place to protect local residents throughout the process.

It was explained that, as part of the development, the 20-metre high Grade II listed mosaic would be re-erected after being carefully removed from the former Tangmere building following its listed status in 2023. Over the previous two years, the mosaic would be restored by specialists and, once installed, would be placed in the heart of the estate overlooking a new public square. It was explained that it would be sited close to its original location, where it had been installed by the community nearly 40 years earlier.

It was explained that the proposed work was developed in consultation with residents, who influenced the project through regular community outreach and engagement. The impacts of the development were mitigated, and this work continued in subsequent years.

In response to comments and questions from Councillors Barnes, the following information was shared:

- It was stressed by officers that the contract was a fixed price and that the contractor had taken on significant risk from this.
- It was explained that any penalties for running over time on the delivery of the contract would be dependent on the reasoning for delays, which the Council would be flexible with any application.

RESOLVED:

That Cabinet:

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

Reasons for decision

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

ballot. Through these decisions the Council would be delivering on the commitments made to residents through that ballot.

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

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

Alternative options considered

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

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

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

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

The Cabinet Member for Housing and Planning, and Deputy Leader of the Council introduced the report.

The construction contract proposed allowed the Council to proceed with the development of sixty-six new council homes on the land at the junction of Seven Sisters and St Ann's Road, adjacent to the Sir Frederick Messer Estate. This included seven fully wheelchair-accessible homes, designed to meet the specific needs of households with disabilities.

It was explained that the site was complex, and that reaching this stage involved a challenging process. The Council had considered all views expressed by the local community and made significant design changes to reflect the concerns of nearby residents. The approved scheme supported the development of new community relations within the Sir Frederick Messer Estate through the provision of open landscaped areas, new tree planting, play areas, improved site security, and integration with the existing estate.

It was noted that at the centre of two buildings was a communal courtyard garden, along with private gardens and balconies. The communal garden and play spaces were designed for use by all residents, both existing and new. The scheme reflected a considered design approach that integrated with the existing estate. The buildings were designed according to Passivhaus principles to achieve high levels of energy efficiency. Features included triple-glazed windows, roof-mounted photovoltaic panels, individual air source heat pumps, and high levels of insulation. The combination of the site's context and the application of Passivhaus principles resulted in a scheme that addressed both design quality and sustainability. The sixty-six council homes aimed to achieve Passivhaus certification, contributing to reduced energy use and costs, and helping to protect residents from future energy price increases and the risk of energy poverty.

In response to comments and questions from Councillors Hakata, the following information was shared:

- Reassurance was provided by the Cabinet Member that the development would retain green space and that trees would be retained in the area. It was additionally noted that the site was currently not attractive, and that the proposed site would deliver a better environment. It was stressed by officers that the aim of the Council was to improve the public realm as part of any development, and the Council was assured that the proposals would deliver on this aim.
- It was explained by officers that the contract for development of the site was a fixed price contract, and that the contractor would have accepted a significant proportion of the risk in the delivery of the site.

RESOLVED:

That Cabinet:

1. Approved the appointment of the recommended contractor (A) identified in the exempt part of the report to undertake the new build works to provide a total of sixty-six council homes on the land at the corner of Seven Sisters and St Ann's Road, N15 6NP for a total contract sum of £24,610,387 and approves the on costs and client contingency sum set out in the exempt part of the report. This is in accordance with Contract Standing Order (CSO) 2.01 c).
2. Approved the issuance of a letter of intent to allow Haringey Council to incur expenditure for either 10% of the contract value or £100,000, whichever is the higher figure.
3. Approved the appropriation of land at the corner of Seven Sisters and St Ann's Road shown edged red on the plan titled 'Development Plan' attached at Appendix One, from housing purposes to planning purposes pursuant to section 122 of the Local Government Act 1972.
4. Approved the use of the Council's powers under Section 203 of the Housing and Planning Act 2016 to override easements and other rights of

neighbouring properties infringed upon by the Sir Frederick Messer Estate, N15 6NP development, under planning permission Ref: HGY/2024/3315.

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

Reasons for decisions

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

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

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

The proposed development site shown edged red on the plan comprises the area of grassed area in front of Henrietta and Oatfield. The site proposal will provide sixty-six much needed Council homes in two six-storey buildings. In conjunction with the

housing development a number of landscape and amenity improvements are proposed including play facilities, additional trees, planting, seating areas and CCTV.

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

Alternative options considered

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

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

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

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

298. APPROVAL TO PROCURE PRINT / POST SERVICES

The Cabinet Member for Finance and Corporate Services introduced the report.

It was explained that, as a council there were some communications with residents that require paper copies which the Council was required to send via post. It was stressed that, through procuring the best value print and mail services, and where appropriate also using digital communication channels, the Council sought to minimise the costs.

In response to comments and questions from Councillors Hakata and Barnes, the following information was shared:

- It was explained that the Council would seek to reduce the amount of usage of postage, through utilisation of digital means, wherever possible. It was explained that the Council would seek to encourage residents to receive digital communication and billing wherever possible and feasible.
- It was explained that the newsletter was delivered one or two times per annum, and that it was not part of the costs for the Print and Post Service procurement. Cabinet Members did note the community benefit of the delivery of the newsletter.

RESOLVED:

That Cabinet:

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

Reasons for decision

The current contract expired in January 2026.

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

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

Alternative Options Considered

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

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

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

The Cabinet Member for Housing and Planning, and Deputy Leader of the Council introduced the report.

It was explained that the Council's stated mission was to build a fairer and greener borough. London faced a housing crisis, with increasing numbers of residents unable to afford rents or purchase homes. To help address this situation, and with financial support from both the Mayor of London and the government, the Council committed to building at least 3,000 new council homes at council rents by 2031. The aim was to create more genuinely affordable homes for local people. It was explained that, while delivery numbers were important, the Council also focused on quality. Homes were built to last, with high insulation standards, strong interior and exterior design, and a mix of family and individual units. Homes were designed to be energy efficient and well insulated to ensure they were affordable to run as well as to rent. Mallard Place contributed 150 of the 3,000 new homes.

It was noted by the Cabinet Member that the development had more than two-thirds of the homes were two-bed or larger, providing additional space suitable for families. Fifteen homes were fully designed for wheelchair users. To reduce heating costs, the building included air source heat pumps and more than 75 solar panels on the roof. Floors incorporated noise-proofing measures beyond legal requirements to help maintain quieter living environments and reduce neighbour disputes. All upper-floor flats included private balconies. A shared garden with a children's playground was also provided. The flats were constructed on brownfield land at the former Chocolate Factory site in Wood Green. New trees were planted around the building to enhance the local environment, and nearly 300 secure cycle parking spaces were installed.

In response to comments and questions from Councillors Hakata, Chandwani and Barnes, the following information was shared:

- Communication of delivery of houses. It was explained that the Council should seek to utilise Haringey People to ensure that residents would be aware of delivery of Council housing.
- It was explained that the Council was undertaking work to ensure that local people were not priced out of housing.
- It was explained by officers that there had been work undertaken with Area 51, and that the Corporate Property team were working with their team to review potential private property to deliver their services. It was stressed that the Council was working to ensure that the facility stays functional to residents.

RESOLVED:

That Cabinet:

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

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

Reasons for decisions

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

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

Alternative options considered

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

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

300. MINUTES OF OTHER BODIES

The minutes of other bodies were noted.

301. SIGNIFICANT AND DELEGATED ACTIONS

The Significant and Delegated Actions list was noted.

302. NEW ITEMS OF URGENT BUSINESS

There were none.

303. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED:

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

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

The exempt appendix was discussed.

RESOLVED:

The exempt appendix was noted and approved

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

The exempt appendix was discussed.

RESOLVED:

The exempt appendix was noted and approved

306. EXEMPT APPROVAL TO PROCURE PRINT / POST SERVICES

The exempt appendix was discussed.

RESOLVED:

The exempt appendix was noted and approved

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

The exempt appendix was discussed.

RESOLVED:

The exempt appendix was noted and approved

308. EXEMPT FUNDING AFFORDABLE HOUSING THROUGH LONG-TERM INSTITUTIONAL FINANCE

The exempt appendix was discussed.

RESOLVED:

The exempt appendix was noted and approved

309. EXEMPT - MINUTES

The exempt minutes, of the 16 September 2025, were discussed.

RESOLVED:

The exempt minutes, of the 16 September 2025, were approved as a true and accurate record of proceedings.

310. NEW ITEMS OF EXEMPT URGENT BUSINESS

There was none.

CHAIR: Councillor Peray Ahmet

Signed by Chair

Date

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