

MINUTES OF THE Cabinet Member Signing HELD ON Tuesday, 5th May, 2026, 11am – 11.10am

PRESENT:

Councillor: Sarah Williams – Cabinet Member for Housing and Planning(Deputy Leader)

ALSO ATTENDING: Jack Goulde - Head of Design Quality & Acquisitions, Jon Southern, Housing Delivery Project Manager, Ayshe Simsek, Democratic services and Scrutiny Manager

1. FILMING AT MEETINGS

The Cabinet Member for Housing and Planning (Deputy Leader) noted the filming at meetings notice.

2. APOLOGIES FOR ABSENCE

There were no apologies for absence.

3. DECLARATIONS OF INTEREST

There were no declarations of interest put forward.

4. URGENT BUSINESS

There were no items of urgent business.

5. DEPUTATIONS / PETITIONS / QUESTIONS

None

6. DIRECT AWARD FOR VOIDS WORKS TO HCBS AND PSL PROPERTIES

The Cabinet Member for Housing and Planning (Deputy Leader) considered the attached report which sought a direct contract award from the LCP Framework MW24 Lot 2.2 to enable the Council to carry out Voids Works to Haringey Community Benefits Society (HCBS) and Private Sector Leased (PSL) properties. The Cabinet Member noted that this contract award was vital in facilitating these properties to be returned to long – term lettable standard as soon as possible in order to relieve pressures on temporary accommodation.

The Cabinet Member queried paragraph 5.1 and the final sentence and agreed that the minutes clarify that this should read: *In addition, Haringey Council and Homes*

for Haringey have been exploring options to increase the number of properties to relieve homelessness and currently the council is targeting the acquisition of 250 new properties per year.

Further to considering the exempt information and exempt recommendations, the Cabinet Member for Housing and Planning (Deputy Leader),

RESOLVED

1. To agree the award of a Voids Contract for a period not exceeding 18 months, to Contractor A to carry out Voids Works to Haringey Community Benefits Society (HCBS) and Private Sector Leased (PSL) properties to a maximum sum details of which are contained in the Exempt Report in line with the provisions of the Council's CSOs 7.02, 2.01(c) and 0.08.
2. To agree a Total Scheme Cost, details of which are contained in the Exempt Report.

Reasons for decisions

The Haringey Community Benefits Society (HCBS) has successfully acquired a significant number of properties in the past 12 months, and this acquisition programme is continuing. In addition, Haringey Council has a commitment to a number of Private Sector Leased (PSL) properties.

Each of the HCBS properties most recently acquired requires voids works to be undertaken in accordance with an agreed specification in order to return it to long – term lettable standard and each of the PSL properties being considered for this Contract requires works to be undertaken in accordance with a specification to be agreed with the private sector landlord to meet the Council's tenancy obligations.

A Direct Award from the LCP Framework MW24 Lot 2.2 is considered to be the most time and cost-efficient method of procuring a contractor to undertake these Works.

Alternative options considered

The primary alternative to the proposed contract would be not to undertake the Works and this has been rejected as it is vital that these properties are returned to long – term lettable standard as soon as possible in order to relieve pressures on temporary accommodation.

A secondary alternative would be for the council's inhouse team to deliver the additional works. However, as noted in 3.1, the council is forecasting a significant increase in the number of properties that require void works over the next two years. These voids will require rapid, specialist work to allow them to be let to Haringey residents. This is a time dependent priority given that, like most local authorities, Haringey is facing acute housing need from homeless households and a requirement to reduce the council spending on expensive private rented sector accommodation for residents who have presented as homeless. Additional capacity, through the required contract uplift, is therefore required to deliver these works in a

timely manner.

Consequently, it has been concluded that existing council services would benefit from additional support from a short-term void works contract: to facilitate this aim.

7. ACQUISITION OF COUNCIL HOMES AT 76 MAYES ROAD

The Cabinet Member for Housing and Planning (Deputy Leader) considered the attached report which sought approval for the acquisition of 21 newly constructed Council homes which formed part of the redevelopment of the Former Petrol Filling Station, 76 Mayes Road, Wood Green N22 6SY. The redevelopment of the site was completed by Weston Homes (the Developer) creating 83 homes and 6 commercial units.

The Cabinet Member noted that in July 2025 the Council had acquired the 29 designated affordable homes at the development.

Re-engagement with the Developer only recently occurred (February 2026) relating to the Council acquiring an additional 21 homes which are designated as market homes for private sale.

The Council's intention was to let the 21 homes at Social Rents to Haringey households. Prior to legal completion the Local Planning Authority would be consulted on the requirement for a deed of variation of the S106 to allow these homes to be let a Social Rents.

The development was now complete and the homes (subject to survey by the Council's technical teams and external advisor) are ready for occupation.

The homes will be purchased on individual long leaseholds (period to be agreed but to be no less than 250 years).

The Council was proposing to acquire the following homes:

- 14 x 1B/2P
- 7 x 2B/4P

In response to questions, it was noted that the properties had been appropriately maintained.

Following consideration of the exempt information and exempt recommendations, the Cabinet Member for Housing and Planning (Deputy Leader),

RESOLVED

1. To approve the acquisition of the long leasehold interest in 21 Council homes at the Former Petrol Filling Station, 76 Mayes Road, Wood Green N22 6SY for housing purposes, for the purchase price as set out in para 3.1.1 in the Part B (Exempt) report and based on the draft Heads of Terms contained at appendix 2 in the Part B (Exempt) report.

2. To approve the total scheme cost for the acquisition as stated at para 3.1.2 in the Exempt Part B (Exempt) report.
3. To approve the use of grant funding from the GLA's Council Housing Acquisition Programme 2021 to 2026 allocation (CHAP) to part-fund this acquisition. The total amount of GLA CHAP grant funding is stated at para 3.1.3 in the Part B (Exempt) report.
4. To approve the use of Right to Buy (RtB) receipts or funding from the Council's General Fund (which is available from an approved allocation to part-fund housing acquisitions delivered through the GLA's CHAP programme) to part-fund this acquisition. The total amount of RtB receipts/General Fund funding is stated at para 3.1.4 in the Part B (Exempt) report.
5. To grant delegated authority to the Corporate Director of Finance and Resources (following consultation with the Director of Legal and Governance (Monitoring Officer)) to finalise all legal documentation and complete the transaction.

Reasons for decision.

The acquisition of these properties will result in 21 additional new Council homes thereby helping the Council make good on its pledge to build 3,000 Council homes by 2031. The Council's "A New Housing Strategy for Haringey 2024-29 states at paragraph 1.1 under Strategic Objective 1:

Haringey's ten-year housing target is 15,920 new homes as set out in the London Plan. We will deliver at least 3,000 of those homes ourselves as Council homes"

13,000 households are currently on the Council's housing register and these homes will provide tenure secure, well-constructed affordable housing to Haringey households in housing need.

The acquisition aligns with the Council's established acquisitions programme, increases the supply of modern sustainable homes, reduces reliance on temporary accommodation and delivers General Fund cost savings.

The proposed Council homes are well located to enjoy the amenities of the High Street in Wood Green.

The homes are completed to a private market specification which will be to a higher standard than the Council's specification for affordable homes.

Alternative options considered.

Not to acquire the homes. This option was rejected because it would be a missed opportunity for the Council to:

Support the Council's commitment to deliver 3,000 Council homes by 2031

If the Council doesn't acquire new homes, it is likely to face a significant shortfall in meeting the Borough's growing housing needs and will be unable to deliver a key element of its medium-term financial strategy (MTFS).

8. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED

To exclude the press and public be from the meeting as *items 9 and 10* contained exempt information as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985); paras 3 , namely information relating to the financial or business affairs of any particular person (including the authority holding that information)

9. DIRECT AWARD FOR VOIDS WORKS TO HCBS AND PSL PROPERTIES EXEMPT

Following consideration of the exempt information, the exempt recommendations were approved and the resolutions set out above also approved.

10. EXEMPT ACQUISITION OF COUNCIL HOMES AT 76 MAYES ROAD

Following consideration of the exempt information, the exempt recommendations were approved and the resolutions set out above also approved.

CHAIR:

Signed by Chair

Date

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