

MINUTES OF THE Cabinet Member Signing HELD ON Monday, 10th August, 2026, 2:00pm - 2:10pm

PRESENT:

Councillors: Dixie-Ann Joseph

**ALSO ATTENDING: Kodi Sprott, Committee and Governance Officer, Peter De Bique,
Head of Housing Investment Delivery**

1. FILMING AT MEETINGS

The Cabinet Member referred to the notice of filming at meetings and this information was noted.

2. APOLOGIES FOR ABSENCE

There were no apologies for absence.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. URGENT BUSINESS

There was none.

5. DEPUTATIONS / PETITIONS / QUESTIONS

There were none.

6. MAJOR WORKS PROGRAMME BROADWATER FARM ESTATE

The BWF - External Major Works Programme was brought forward to prevent further deterioration of key external and some internal building elements while the estate-wide refurbishment programme is developed and delivered. Works had been identified to eight blocks on the estate and include concrete repairs, balcony waterproofing, renewal of flooring to internal areas, sandblasting to remove existing paint from concrete elements, drainage repairs, and redecorations using an A2 fire-rated coating. These works would ensure the buildings remain safe, weather-tight, and compliant with current fire-safety regulations, helping to prevent increased safety risks, accelerated asset deterioration, and additional pressure on the responsive repairs budget.

RESOLVED

It was recommended that the Cabinet Member:

Approve pursuant to Contract Standing Orders CSO 2.01(d), 2.01(e) and 18.03.3, the variation to the contract sum and programme for the Broadwater Farm External Major Works Programme, as set out in Appendix A (Exempt Report).

Approve the anticipated final account position, including the principal cost drivers arising from regulatory, technical and contractual requirements, and the commercial controls applied to ensure value for money, as set out in the report.

Reasons for decision

The BWF - External Major Works Programme was brought forward to prevent further deterioration of key external and some internal building elements while the estate-wide refurbishment programme is developed and delivered.

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Alternative options considered

Do nothing: This option was considered but discounted. A contractor had already been appointed, and works were currently in progress. Any delay in approving the variation to the contract sum and programme would leave the eight blocks incomplete, which would negatively affect the condition of the buildings and lead to further deterioration of key building elements.

Failure to approve the variation would also result in continued water ingress from the balconies, which in turn would lead to increased resident dissatisfaction due to the ongoing issues affecting the blocks.

The project team also considered pausing the works and completing them as part of the full estate regeneration. This option was discounted due to the lengthy timescales associated with the wider regeneration programme and the unacceptable risk of continued deterioration of the blocks during the interim period.

7. EXCLUSION OF THE PRESS AND PUBLIC

That the Cabinet Member agreed that for Item 8 to exclude the press and public from the meeting as it 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).

8. EXEMPT MAJOR WORKS PROGRAMME BROADWATER FARM ESTATE

The exempt information was considered.

CHAIR:

Signed by Chair

Date

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