

## MINUTES OF A MEETING OF THE CABINET

MONDAY 25 APRIL 2022

- Councillors Present:** Mayor Philip Glanville in the Chair  
Deputy Mayor Anntoinette Bramble (Vice-Chair),  
Cllr Robert Chapman, Cllr Mete Coban,  
Cllr Susan Fajana-Thomas,  
Cllr Christopher Kennedy, Cllr Clayeon McKenzie,  
Deputy Mayor Guy Nicholson, Cllr Carole Williams  
and Cllr Sade Etti
- Apologies:** Councillor Caroline Woodley, Councillor Sem Moema and Councillor Yvonne Maxwell
- Officers in Attendance:** Jessica Feeney, Governance Services Officer  
Dawn Carter-Mcdonald, Director of Legal,  
Democratic and Electoral Services

### **1 Apologies for Absence**

Apologies for absence were received from Councillors Woodley, Maxwell and Moema.

### **2 Urgent Business**

There were no items of urgent business.

### **3 Declarations of interest - Members to declare as appropriate**

There were no declarations of interest.

### **4 Notice of intention to conduct business in private, any representations received and the response to any such representations**

There were none.

### **5 Questions/Deputations**

There were none.

### **6 Unrestricted minutes of the previous meeting of Cabinet held on 28 February 2022 and 14 March 2022.**

### **RESOLVED:**

The unrestricted minutes of the previous meeting of Cabinet held on 28 February 2022 and 14 March 2022 were approved.

**7 Capital Update And Property Disposals And Acquisitions Report - Key Decision No. FCR R97**

The Mayor introduced the report to the Cabinet.

**RESOLVED:**

**That Cabinet approved:**

- I. That the scheme for Climate, Homes and Economy (Non-Housing) as set out in section 10.2 be given approval as follows:**
- II. Town Centre Sites: Spend approval of £1,505k (£288k in 2022/23, £1,000k in 2023/24 and £217k in 2024/25) is requested to enable Council Officers to proceed with the feasibility studies for the potential development for our Town Centre sites in Hackney.**
- III. That the scheme for Finance and Corporate Resources as set out in section 10.3 be given approval as follows:**
- IV. 14 Andrews Road (Site for the Council's Vehicle Depot): Virement and spend approval of £538k (£520k in 2022/23 and £18k in 2023/24) is requested to fund the improvement works at this site.**

**REASONS FOR DECISION**

The decisions required are necessary in order that the schemes within the Council's approved Capital programme can be delivered as set out in this report.

In most cases, resources have already been allocated to the schemes as part of the budget setting exercise but spending approval is required in order for the scheme to proceed. Where, however, resources have not previously been allocated, resource approval is requested in this report.

To facilitate financial management and control of the Council's finances.

**8 2021/22 Overall Financial Position Report That Takes Account Of The Estimated Financial Impact Of Covid-19 And The On-Going Emergency - Key Decision No. FCR R96**

Councillor Chapman introduced the report.

**RESOLVED:**

**That Cabinet:**

- I. Agreed to introduce a "Support for Energy Bills Discretionary Scheme" as described above to support residents in financial hardship that fall outside the mandatory scheme or need additional financial help.**
- II. Agreed that the scheme should cover the period from 1 April 2022 to 30 November 2022**

- III. **Agreed that the scheme will be cash limited.**
- IV. **Agreed that the option to review and make changes to the Discretionary scheme during the period of April 2022 to November 2022 as necessary is delegated to the Group Director of Finance and Corporate Resources in consultation with the Lead Cabinet Member for Finance.**
- V. **Members noted the update on the overall financial position for February covering the General Fund, Capital and HRA**

### **REASONS FOR DECISION**

To facilitate financial management and control of the Council's finances and to approve the discretionary support for energy bills scheme.

### **9 Lease Of Metropolitan And St Peter Way Hostels For General Needs - Key Decision No. NH S062**

The Mayor introduced the report and highlighted the following amendments:

- Ward name: amended to De Beauvoir (previously listed as Dalston)
- Paragraphs 6.20 - 6.24 replaced with the revised wording (as detailed in the decision below)

Councillor Etti elaborated further on the details off the report and recommended the report for approval.

### **RESOLVED:**

**That subject to the following changes within the report:**

- **Ward name: amended to De Beauvoir (previously listed as Dalston)**
  - **Paragraphs 6.20 - 6.24 replaced with the revised wording below:**
- 6.20 While no formal consultations are required as part of this report the Council has worked carefully to make sure that the proposed lease provides a significant improvement in the quality of accommodation for the residents of these hostels.**
- 6.21 The works to upgrade the accommodation provided at the Metropolitan and St Peters' hostels are being carried out by the hostel landlord at their cost as part of the proposed lease agreement. So far consultations have taken place with and between the following Council Departments: Customer Services (including Housing Needs), Legal Services, Financial Services and Strategic Property Services. External consultations have taken place with the landlord.**
- 6.22 While residents of temporary accommodation hostels are not secure Council tenants, the Council does, however, recognise that the housing crisis means that people spend much longer in temporary accommodation than we would want to be the case. For this reason the Council is setting ambitious standards for new and refurbished**

temporary accommodation. The Council has used feedback from residents and staff across our temporary accommodation, and our experience from previous refurbishments at other locations, to work with the hostel landlords to ensure that the proposed new lease includes refurbishment to this high standard.

- 6.23** To minimise the impact of the refurbishment on residents, the work will take place on the basis of a rolling programme of 6 units at a time, which will mean that a full decant is not required and residents can be relocated to newly refurbished units as they are upgraded (or to alternative accommodation that can be made available if that is preferred by the resident). This will reduce uncertainty for the residents as the refurbishment takes place.
- 6.24** The delivery of the refurbishments will be overseen by the Council's in-house hostel management and caretaker team, and also our in-house temporary accommodation Property Surveyor (who will ensure the quality of the works before they are signed off). This in-house team will engage with residents to reflect their needs and experience in the delivery of the improvements, and ensure the smooth running of the overall refurbishment work and arrangements for the residents, including through the relocation process. This includes keeping in regular contact with the residents, making arrangements for their possessions to be moved when they move into the newly refurbished units (as is our standard practice), and ensuring that any issues raised during the refurbishment work are responded to sensitively. We will also ensure that there is clear and transparent information available on how to raise any issues or complaints; and after the completion of the works conduct a survey to check satisfaction with the process and the improvements.

**The Cabinet Agreed:**

- I. To enter into a lease of The Metropolitan and St Peters**
- II. To delegate authority to the Group Director of Finance and Corporate Resources to settle all the commercial terms of the transaction.**
- III. To pay the stamp duty (SDLT) due for the lease.**
- IV. To Authorise the Director of Legal and Governance Services to prepare, agree, settle and sign the necessary legal documentation to effect the proposals contained in this report and to enter into any other ancillary legal documentation as required.**

**REASONS FOR DECISION**

As outlined within the report, there is a significant need to expand the stock of social housing in Hackney and increase the provision of temporary accommodation.

As set out within Part 7 of the Housing Act 1996, the Council has a statutory duty to provide interim temporary accommodation to homeless households to whom it has a duty to provide permanent housing.

Currently, meeting this statutory duty requires using expensive nightly let and/or spot purchased accommodation.

The acquisition of the lease secures the continued provision of these hostels improved through a programme of works to meet the requirements of homeless residents.

**10 New items of unrestricted urgent business**

There were none.

**11 Exclusion of the press and public**

Note from the Governance Services Manager Item 12 allows for the consideration of exempt information in relation to item 9 respectively.

**RESOLVED: That the press and public be excluded from the remainder of the meeting as the items below contain exempt information, as defined under paragraph, 3 & 5 of Part 1, schedule 12A of the Local Government Act 1972.**

**12 Lease Of Metropolitan And St Peter Way Hostels For General Needs - Key Decision No. NH S062**

The Exempt Appendices in relation to Item 9 were noted.

**13 New items of exempt urgent business**

There were none.

**Duration of the meeting: 6.00 - 6.20 pm**

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