

UNRESTRICTED MINUTES OF A MEETING OF THE CABINET

MONDAY, 29 JUNE 2026

THE COUNCIL CHAMBER, HACKNEY TOWN HALL,
MARE STREET, LONDON, E8 1EA

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| Cabinet Members Present: | Mayor Zoë Garbett in the Chair Cllr Dylan Law, Deputy Mayor (Vice Chair), Cllr Soraya Adejare, Cllr Alastair Binnie-Lubbock, Cllr Jacob Cable, Cllr Sam Mathys, Cllr Rachel Nkiessu-Guifo, Cllr Florence Schechter, Cllr Sally Zlotowitz |
| Deputy Cabinet members present: | Cllr Laura-Louise Fairley and Cllr Abi Kingston |
| Other Councillors present: | Cllr Anntoinette Bramble (Labour Group Leader) Cllr Sarah Young (Labour) and Cllr Gemma Per-Bo (Green, online), Cllr Reiner Tegtmeyer (Green) |
| Apologies: | Dawn Carter-McDonald, Chief Executive |
| Officers in Attendance: | Naeem Ahmed – Group Director, Finance & Resource (online), Juliet Babb – Assistant Director Legal and Governance Diane Benjamin – Director of Children's Social Work, Children's Social Care (online), Martin Bull – Governance Officer Jacquie Burke – Group Director for Children and Education, Rickardo Hyatt – Group Director, Housing, Climate (online) Natalie Williams – Senior Governance Officer |

1. The Elected Mayor's Opening Remarks

1.1 Mayor Garbett reflected on her first 50 days in office, and:

- Welcomed new Green Party Councillors Manal Massalha and Noah Birksted-Breen
- Highlighted the advanced work on fairer housing, including renter union collaboration, rent control advocacy, and a 'people over profit' commitment;
- Highlighted the introduction of drone inspections for rooftop checks to lower scaffolding costs

- Reported the launch of the '*Who Owns Hackney?*' initiative to improve land transparency and restore community assets;
- Announced a commitment to placing residents at the heart of the new Local Plan and initiated a strategy review by the Pensions Committee to ensure investments aligned with human rights values;
- Reaffirmed Hackney's status as a 'Borough of Sanctuary', supporting trans people's public participation, and increased scrutiny of police use of live facial recognition technology, specifically citing recent activity on the Narrow Way;
- Announced that the Council would fly the Irish Traveller flag next month to celebrate Irish Traveller Day;
- Reiterated a focus on enhanced transparency, public accountability, and making Council meetings more accessible.

1.2 The Mayor concluded by outlining her long-term strategic priority to ensure the Council served the needs of its residents in a number of areas including housing, safety, education, and wellbeing, stating the ambition to prioritise community outcomes.

1.3 The Mayor thanked Cabinet Members, officers, and community partners for their contributions during the transition period. The administration's commitment to transparency, accountability, and public engagement was reiterated.

2. Apologies for Absence

2.1 Apologies were received from Dawn Carter-McDonald, Chief Executive.

3. Declarations of Interest

3.1 Cllr Binnie-Lubbock declared an interest in relation to Agenda Item 12: HCE S748 Publication of Local Plan Notice of Intention and Plan Timetable. The Councillor declared he was employed by one of the organisations listed that advocates for citizens' assemblies, which coincided with the Council's intention to utilise a citizens' assembly as part of the public consultation process for the local plan development.

3.2 Cllr Adejare declared an interest in relation to Agenda Items 13 and 14 with respect to Local Authority Governor nominations, on the basis that she is a local school governor.

4. Urgent Unrestricted Business

4.1 There was no urgent unrestricted business for consideration.

5. Notice of Intention to Conduct Business in Private, Any Representations Received and the Response to Such Representations

5.1 There were no representations received.

6. Questions/Deputation/Petition

Since the publication of the Cabinet agenda questions were received from two Councillors and one member of the public. The Councillor questions were taken under the relevant agenda item.

6.1 To the Cabinet Member for Climate, Clean Air, Energy and Transport from Mr Alpesh Popat.

Given the increase in graffiti tagging, limited enforcement, and the absence of a borough-wide deterrent strategy, why is the Council proposing to charge businesses for graffiti removal without meaningful consultation, and will it reconsider retaining a free removal service to protect residents, shopfronts and conservation areas?

Summary response from the Cabinet Member for Climate, Clean Air, Energy and Transport

62. Cllr Cable, Cabinet Member for Climate, Clean Air, Energy and Transport, clarified the Council was developing a flexible policy framework rather than fixed rules, introducing business charges due to funding challenges while allowing for adjustments via impact assessments. The Council remained committed to supporting local businesses, particularly those facing repeat vandalism, while maintaining free removal services for private dwellings and ensuring ongoing stakeholder consultation to respect different neighbourhood characters.

6.3 Mr Popat believed that his question had not been fully answered. Mr Popat had prepared a statement which the Mayor permitted him to read. In addition to graffiti removal and proposed charges to businesses and homeowners, the statement also expressed various other concerns including:

- Declining effectiveness of enforcement was negatively impacting Hackney's local environment.
- The proposed policy shifts costs to victims by charging local businesses and homeowners.
- Neighbouring boroughs such as Tower Hamlets not having effective removal programmes allowed graffiti tagging to spread
- Negative impact being visible on the borough's high streets, conservation areas and residential buildings
- The need for expanding street cleansing and graffiti removal services while working proactively with residents and businesses
- The decline in planning and environmental enforcement services (citing an example of kitchen extraction systems near the Kings Hall Leisure Centre, which caused widespread property damage)
- Pavements which were regularly obstructed by commercial and residential refuse bins, encouraging fly tipping and obstructing wheelchair users.

Mr Popat requested that Cabinet reconsider the graffiti charging policy, expand street cleansing, and perform a comprehensive review of enforcement consistency across planning and environmental departments.

- 6.4 The Mayor thanked Mr. Popat noting specific operational concerns for relevant officer follow-up. The Mayor confirmed the Council was actively addressing pavement quality and disabled access. A commitment was made to approach this in a transparent way as well as to review the current fees and charging scheme to ensure a nuanced approach. The Daubeny Fields skate park was highlighted as a successful case study where designating authorised street art spaces actively reduced illicit tagging in the surrounding area. In closing remarks, the Mayor requested Mr Popat send the full statement to the Mayor's Office to allow for a formal Council response.

7. Unrestricted Minutes of the Previous Meeting of Cabinet

- 7.1 Cllr Schechter, Cabinet Member for Finance, Resident Services and Digital asked officers to provide an update about the management status of the Britannia Project following the announcement of Ardmore Construction's collapse into administration

RESOLVED:

The minutes of the previous meeting of the Cabinet held on Monday, 27 April 2026, be noted.

8. Unrestricted Minutes of the Cabinet Procurement and Insourcing Committee

RESOLVED:

That the minutes of the previous meeting of the Cabinet Procurement and Insourcing Meeting held on Monday, 13 April 2026, were noted.

9. FS717 2025/26 Overall Financial Position Report - March 2026

- 9.1 The Mayor began by stating that the current budget represented the previous administration's stance, but reaffirmed the Council's future dedication to community priorities and obtaining more government funding.
- 9.2 Cllr Schechter presented a report detailing a £67.6 million three-year savings target and a 27% reduction in spending since 2010. The Councillor noted that Hackney's child poverty rate had reached 50% amidst a lack of national measures to counter austerity, while reaffirming the Council's commitment to transparency, compassion, and financial responsibility.
- 9.3 Cllr Nkiessu-Guifo, Cabinet Member for Inclusive Economy, Skills, High Streets and Markets, inquired about the primary reasons for budget overspends in children's services, education, and Special Educational Needs and Disabilities (SEND) transport. In response, Cllr Schechter replied that these pressures stemmed from post-pandemic service demand, inflation, and unexpected costs in health and social care. The Mayor added by making a commitment to a separate follow-up discussion on the issue.

RESOLVED:

1. **The overall financial position of the Council as at March 2026, were noted.**
2. **To approve the extension of existing grants to 3 Voluntary and Community Sector (VCS) Infrastructure organisations, and the VCS Infrastructure Black & Global Majority pilot as detailed in 2.2 in the report.**

REASONS FOR DECISION

The reasons for the decision were included in the printed decisions, published on the 29 June 2026, and can be found [here](#).

10. FS716 June 2026 Capital Update and Property Disposals And Acquisitions Report

- 10.1 The Mayor introduced the report by emphasising its strategic importance and the Cabinet's focus on land use, highlighting the '*Who Owns Hackney?*' review as central to the Council's asset management strategy.
- 10.2 Cllr Schechter, introducing the report, began by acknowledging officers' involvement as the Council moved forward towards its target operating model and a one Council approach. Cllr Schechter noted that items in the report had been discussed by the Capital and Asset Steering Board.
- 10.3 Cabinet Members, Councillors and officers were thanked for their contributions to key Section 106 funding projects, including Hackney Light and Power, Street Scene, Hackney Wick Wayfinding, and Residential Solar Photovoltaics (PV) infrastructure. Cabinet members noted that the Hackney Cultural Programme sat within the Plan for Hackney, identifying the '*Who Owns Hackney?*' review, led by Cllr Nkiessu-Guifo and championed by the Mayor. Cllr Schechter expressed anticipation for upcoming capital updates that would demonstrate the administration's new leadership strategy.

Question from Cllr Per-Bo

"How is the money from the disposals in the capital update going to be used?"

- 10.4. In response, Cllr Schechter stated that while the report outlined some details, further clarification would be sought from officers. Additionally, at the request of Cllr Young, the Mayor agreed that any subsequent update report produced by officers for Cabinet would be annexed to the Cabinet meeting minutes.

RESOLVED:

That the scheme for Children and Education Directorate as set out in section 11 be given approval as follows:

1. **To approve the scheme for Children and Education Directorate as set out in section 11 of the report as follows:**

Children's Home: To approve Virement and spend for an additional £350k

in 2026/7 to facilitate the refurbishment and repurposing of two council-owned assets. This investment will fund the conversion of 38 Firsby Road and 15 Triangle Road (formerly the Ann Taylor Children's Centre) to create two children's homes.

2. To approve the LLDC S106 schemes summarised below and set out in section 12.1.

| LLDC S106 | 2026/27 £'000 | 2027/28 £'000 | Total |
|---|------------------|------------------|------------|
| Capital | 200 | 266 | 466 |
| Total LLDC S106 Capital for Approval | 200 | 266 | 466 |

3. To approve the S106 schemes summarised below and set out in section 12.2.

| S106 | 2026/27 £'000 | 2027/28 £'000 | Total |
|--|------------------|------------------|--------------|
| Capital | 1,222 | 292 | 1,514 |
| Total S106 Capital for Approval | 1,222 | 292 | 1,514 |

4. To approve the Neighbourhood CIL schemes summarised below and set out in section 13.

| NCIL Revenue | 2026/27 £'000 |
|--------------------------------|---------------|
| NCIL Revenue | 800 |
| Total NCIL for Approval | 800 |

5. To note the S106 schemes summarised below and set out in section 14.

| S106 | 2026/27 £'000 |
|--------------------------------------|------------------|
| Capital | 55 |
| Total S106 Capital for Noting | 55 |

6. The delegated powers report to accept the awarded £74,143 of external funding from the Veolia Environmental Trust to support the refurbishment of the Joe White Gardens basketball court outlined in section 15, were noted.

7. To approve the recommendations set out in exempt appendix 1 of the report when discussed at item 18.

REASONS FOR DECISION

The reasons for the decision were included in the printed decisions, published on the 29 June 2026, and can be found [here](#).

11. HSC s708 Woodberry Down Regeneration - phase 4 appropriation and disposal, and bringing phase 5 'in phase'

- 11.1 The Mayor introduced the Woodberry Down regeneration project, emphasising its long-standing importance and resident-focused approach. The Mayor thanked Cllr Binnie-Lubbock for his engagement with the community to gather their views.
- 11.2 Cllr Binnie-Lubbock presented the report, highlighting the urgent need to provide Council tenants with warm, safe and modern housing. In phase 4, 511 homes were to be delivered, 43% of which would be designated as affordable, including 90 social rent units and 132 shared ownership properties.
- 11.3 The report outlined strategic adjustments for Phase 4 of the project, including a transition to a 999-year lease approved by the Director of Climate, Homes and Economy to improve market flexibility and security. Additionally, the detailed design for Phase 5 was set to proceed with applications expected in late 2026, prompting a request for authorisation to begin Phase 5 and to start preparations for the Compulsory Purchase Order process.
- 11.4 Phases 4 and 5 would collectively deliver over 1,300 homes while maintaining the 43% affordable threshold. The social benefits of these homes would include new green spaces and public realm improvements and employment opportunities. Section 106 contributions would support culture, school places, public health, and transport.
- 11.5 Cllr Binnie-Lubbock thanked the Woodberry Down Community Organisation (WDCO) and officers for their involvement in and work on the regeneration programme.

Question from Cllr Young

The proposal in tonight's paper brings phase 5 into decant status before phase 4 will be ready for people to move in. This will mean that tenants have to move out of their homes and either leave the estate, or move twice on the estate. Please confirm whether the council remains committed to avoiding double decant and advise what steps are being taken to avoid double decant.

- 11.6 In response, Cllr Binnie-Lubbock stated that delaying Phase 5 could increase costs by £13.5m based on November 2025 estimates, threatening future phases. Support was being prioritised for 21 affected households, particularly vulnerable residents, while a specific decant strategy was being developed to facilitate rehousing. Cllr Binnie-Lubbock explained that while the administration sought to avoid such measures, provisions were vital for project momentum. Future stages were expected to adhere to the established timetable, allowing residents in subsequent phases to transition into completed units as outlined in the report.

Supplementary Question from Cllr Bramble

Can you advise what steps will be taken in place to give them not further temporary accommodation, but more permanent accommodation? What would that look like?

And how many families do you anticipate moving into the estate once phase five has been completed? And how are you going to keep track of it?

- 11.7 In response, Cllr Binnie-Lubbock stated that at this stage of development he was not able to specify the exact number of families that would be able to move into the new units due to ongoing housing supply constraints. Cllr Binnie-Lubbock added that upon reviewing the project, the high concentration of residents currently in temporary accommodation at Woodbury Down remained a key area of focus. While those units often offered higher-quality housing than alternative options, the disruption caused by relocation was a necessary step to deliver the increased housing supply required to reduce temporary accommodation numbers long-term.
- 11.8 Cllr Binnie-Lubbock also reiterated the Council's commitment to providing comprehensive wraparound support throughout this process, particularly for families with complex or intersecting needs and children requiring additional care, adding that he would work closely with Cabinet colleagues to ensure those families received the targeted support they needed and that the overarching goal of providing stable, decent homes for all residents was achieved.

Questions from Cabinet Members

Following questions from Cabinet colleagues, Cllr Binnie-Lubbock responded as follows:

- Acknowledged past concerns and noted that the planning process offered a robust opportunity for review. Highlighted a recent site visit where existing trees were successfully preserved, and confirmed that the Council maintained a comprehensive borough-wide tree database and required arboricultural reports as standard practice.
 - Highlighted the Council's commitment to climate resilience, noting that heatwave inspections had confirmed modern, airtight construction maintained comfortable indoor temperatures without active cooling. Emphasised that replacing ageing housing with modern, weather-resistant developments was a key priority.
 - Committed to discussing solar and heat pump efficiencies with Berkeley Homes and Notting Hill Genesis, and noted that the Council's own developments were already incorporating significant solar infrastructure.
 - Reaffirmed the Council's commitment to supporting small local businesses and restoring essential community social spaces. Confirmed ongoing engagement with local stakeholders regarding ground-floor developments, and noted ongoing work with Cllr Nkiessu-Guifo to ensure the viability of small local enterprises.
- 11.14 The Mayor thanked members of the Cabinet and the opposition for their contributions to the scrutiny of the project.

RESOLVED:

- 1. To approve the appropriation of land for planning purposes under section 122 of the Local Government Act 1972 of the land known as Woodberry Down Phase 4 shown outlined in red on the plan at Appendix 1, and authorise the Group Director of Housing, Climate and Economy and the Group Director of Finance and Resources to effect the appropriation.**
- 2. To approve a long lease of 999 years of the land known as Woodberry Down Phase 4 (shown outlined in red on the plan at Appendix 1) to Berkeley Homes, subject to being compliant with S123 of the Local Government Act 1972.**
- 3. To authorise the service and publication of Initial Demolition Notices to suspend Council tenants 'Right to Buy' in relation to secure tenancies in Phase 5, as set out in the plan in Appendix 2, under Section 138A and Schedule 5A of the Housing Act 1985 as amended by the Housing Act 2004.**
- 4. To approve Award Decant Status to secure tenants living in blocks within Phase 5, as set out in the plan in Appendix 2 of the report.**
- 5. To authorise the preparation of the necessary legal and other documentation required to make a Compulsory Purchase Order (CPO) for Phase 5.**
- 6. To delegate authority to the Group Director, Housing, Climate and Economy to negotiate and enter the Woodberry Down Development Compulsory Purchase Order Indemnity Agreement for Phase 5 with Berkeley Homes as set out in the Report.**
- 7. To delegate authority to the Director of Regeneration, Economy and Housing Development to update the Secure Tenants' Offer Document and Leaseholders' Offer Document to reflect current legislation, programme and process, in order to implement the recommendations, set out in this report.**
- 8. To approve the payment of home loss and disturbance payments to secure tenants in Phases 6 - 8 who move into homes that are newly built as part of Woodberry Down, or homes which have already been built in earlier phases of the Woodberry Down redevelopment.**
- 9. To delegate authority to the Group Director of Housing, Climate and Economy and the Group Director of Finance and Resources to agree to the market value purchase, with vacant possession, of leasehold properties in Phase 5 of the Woodberry Down regeneration scheme, and the award of compensation to the leaseholders affected by the purchase.**
- 10. To authorise the Director of Legal, Democratic and Electoral Services to settle, agree and enter into all documentation necessary for the transactions included in this report.**

REASONS FOR DECISION

The reasons for the decision were included in the printed decisions, published on the 29 June 2026, and can be found [here](#).

12. HCE S748 Publication of Local Plan Notice of Intention and Plan Timetable

- 12.1 Cllr Binnie-Lubbock introduced the report, outlining a 30-month timeline from October 2026 to develop a resident and business-led Local Plan. Cllr Binnie-Lubbock noted that the '*Who Owns Hackney?*' initiative allows for the Council to establish who is Hackney for and will set the foundation for determining how planning powers could maximise social and community benefit, community wealth building, inclusive and accessible economy and neighbourhoods. Cllr Binnie-Lubbock noted that the process aimed to balance heritage, housing, and business priorities to foster resilient neighbourhoods. Cllr Binnie-Lubbock further highlighted plans for a citizens' assembly to ensure residents and local businesses remained active partners in shaping the borough's long-term development and getting the balance right whilst working with local communities.
- 12.2 Cllr Schechter enquired about the timeline and strategy for resident participation. In response, Cllr Binnie-Lubbock advised that an engagement strategy would be developed over the coming months, with completion targeted for October 2026.
- 12.3 Cllr Binnie-Lubbock explained that visits to different communities would take place to understand residents' needs, and that these conversations would continue on an ongoing basis. Engagement would take place within the community, including in neighbourhoods, libraries, and hospitals, and with Tenants' and Residents' Associations (TRAs). Cllr Binnie-Lubbock also highlighted the intended use of citizens' assemblies and targeted engagement with developers, with the aim of fostering public support and delivering a resident-led plan.

RESOLVED:

- 1. To approve the publication of the Local Plan Notice of Intention and Local Plan Timetable.**
- 2. To approve any subsequent minor amendments to the Local Plan Timetable should be delegated to the Assistant Director of Planning and Building Control.**

REASONS FOR DECISION

The reasons for the decision were included in the printed decisions, published on the 29 June 2026, and can be found [here](#).

13. Nominations for Local Authority Governors at four maintained schools: Harrington Hill Primary, London Fields Primary School, Simon Marks Jewish Primary School and Yesodey Hatorah Senior Girls School and one Primary Advantage Federation

- 13.1 Cllr Adejare, Cabinet Member for Children, Young People and Early Intervention, introduced and expressed profound gratitude to the nominated individuals for volunteering their time to play a vital role in ensuring schools remain financially stable, safe, clean, and inclusive environments focused on equity and child welfare.
- 13.2 In response to a question from Cllr Cable regarding the school governor recruitment process, Cllr Adejare stated that successful candidates typically possess a strong connection to the local community and a deep commitment to child welfare. Effective pathways for engagement include reaching out directly to the local authority to identify vacancies or contacting schools via official channels.
- 13.3 Cllr Adejare declared that she is an active Local Authority School Governor.

RESOLVED:

- 1. The Cabinet approved the following nominations as set out below:**

| Governing Body | Name | Date Effective |
|-------------------------------------|--------------------------|---|
| Harrington Hill Primary School | Jo Larkin | 7 July 2026 Full Governing Body appointment expected on 8 July 2026 |
| London Fields Primary School | Penny Smith | 7 July 2026 Full Governing Body appointment expected on 8 July 2026 |
| Simon Marks Jewish Primary School | Howard Pallis | 7 July 2026 Full Governing Body appointment expected after 8 July 2026 |
| Yesodey Hatorah Senior Girls School | Rabbi Nessanel Lieberman | 7 July 2026 Full Governing Body appointment expected after 8 July 2026 |
| Primary Advantage Federation | Gill Brady | 7 July 2026 Full Governing Body appointment expected after 8 July 2026 |

REASONS FOR DECISION

The reasons for the decision were included in the printed decisions, published on the 29 June 2026, and can be found [here](#).

14. Nomination for Appointment of Local Authority Governor - Viridis Federation

14.1 In her introduction, Cllr Adejare highlighted that the Viridis Federation comprises three local schools (Orchard, Hoxton, and Southwold). It was noted that the nominee is a highly committed community member with a strong dedication to the success of local schools and young people.

RESOLVED:

1. The Cabinet approved the following nomination as set out below:

| Governing Body | Name | Date Effective |
|--------------------------------|--------------|--|
| The Viridis Schools Federation | Ian Rathbone | 8 June 2026 Full Governing Body appointment expected on 4 June 2026 with advice |

REASONS FOR DECISION

The reasons for the decision were included in the printed decisions, published on the 29 June 2026, and can be found [here](#).

15 Mayor’s Executive Appointments to Outside Bodies

15.1 The Mayor introduced the report detailing the first tranche of board and Cabinet member assignments. During the item, mutual congratulations were exchanged: the Mayor congratulated Cllr Cable on his appointment as Chair of the North London Waste Authority, and Cllr Schechter congratulated the Mayor on becoming Vice-Chair of the London Councils' Executive Green Party Group.

15.2 The Cabinet noted that the term end dates required correction, and that Cllr Cable also serves on the London Councils' Transport and Environment Committee.

RESOLVED:

1. The Elected Mayor’s nominations for appointments to Outside Bodies for 2026/2027 as set out in Appendix 1 in the report, were noted.

16. Exclusion of the Press and Public

RESOLVED:

1. That the press and public be excluded during discussion of the remaining items on the agenda, on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3, Part 1 of Schedule 12A of the Local Government Act 1972.

17. Urgent Exempt Business

17. There was no EXEMPT urgent business.

18. Exempt appendix 1: Disposal of the Freehold of 59 Penshurst Road, London, E9 7TD

RESOLVED:

Members noted, without discussion, Exempt Appendix 1.

REASONS FOR DECISION

The reasons for the decision were included in the Cabinet private pack.

Duration of the meeting: 6:00pm - 7:22pm