
Cabinet

Minutes of
02 December 2025 at 2.00 pm

Present:

Chair:

Councillor Grace Williams Leader of the Council

Cabinet Members:

Councillor Ahsan Khan	Deputy Leader (Housing and Regeneration)
Councillor Clyde Loakes	Deputy Leader (Climate and Air Quality)
Councillor Naheed Asghar	Portfolio Lead Member - Inclusive Economy
Councillor Rosalind Doré	Portfolio Lead Member - Libraries, Culture and Sports & Leisure
Councillor Andrew Dixon	Portfolio Lead Member - Stronger Communities
Councillor Paul Douglas	Portfolio Lead Member - Finance and Resources
Councillor Kizzy Gardiner	Portfolio Lead Member - Children and Young People
Councillor Khevyn Limbajee	Portfolio Lead Member - Community Safety
Councillor Louise Mitchell	Portfolio Lead Member - Adults and Health

Officers in Attendance:

Nicky Crouch	Strategic Director, Children Services
Marc Gadsby	Strategic Director, Adult Services
Ursula Gamble	Director of Financial Services
Joe Garrod	Strategic Director, Place
Jarlath Griffin	Director of Neighbourhoods
Mark Hynes	Director of Governance and Law
Anthony Jackson	Democratic Services Officer
Rob Manning	Strategic Director, Resources
Rianna Terry	Assistant Director, Leadership and Democracy
Emily Wood	Head of Democratic Services

39. Apologies for Absence

No apologies for absence were received.

40. Declarations of Interest

No declarations were made.

41. Minutes

The minutes of the previous meeting, held on 4 November 2025, were approved and signed as a correct record.

42. Mission Waltham Forest Delivery Update

The Leader introduced the report and, in doing so, said that, since the launch of Mission Waltham Forest in spring 2024, the Council had taken action across a range of services to deliver its borough missions. She then referred to the significant challenges the Council was facing, which were putting pressure on communities and services. In particular the Leader cited pressures on adults' and children's social care and housing. She referred to the importance of collaborative working in terms of how the Council came together across its services with partners and communities to keep driving outcomes for residents. The Leader added that the Council had also taken innovative approaches in various areas, including the work on community advisory panels, which had engaged residents in the future of cultural institutions such as Vestry House Museum.

Councillor Loakes reflected on the climate emergency section of the report, stating that while the content had been correct at the point of being drafted, it had moved on significantly since then. He cited the second round of loans to residents for home retrofitting, nature recovery discussions that he had recently taken part in, and an embargoed award of further funding for a nature recovery project in a part of the borough that would be announced the following week. Councillor Loakes stated that things were moving very swiftly and that the significant progress being made was a testament not only to officers and politicians active in the space but also to residents and community groups throughout the borough. He added that such collective endeavour was what made a real difference with the mission approach.

Councillor Limbajee stated that bringing people together was important, particularly in current times. He said that it was good to see that the Citizens' Assembly on Neighbourhood Policing had engaged with over 1,300 people across the borough in efforts to shape the policing. Councillor Limbajee added that the Safe Routes Initiative, which aimed to make young people feel safe while travelling home, was another element of efforts the Council was making to bring people together and to make them safe.

The Leader stated that the relevant officers had done an amazing job in Waltham Forest and that the work that had gone into making and continuing to make Mission Waltham Forest a success was much appreciated.

Decision

Cabinet:

- (1) noted the content of the report which provides an update on the early successes of Mission Waltham Forest delivery over the past 18 months, outlined in Appendix 1 of the report;

- (2) noted the ambition to build on our progress as we move into the next phase of Mission Waltham Forest and strengthen our commitment to delivering together with communities and partners; and
- (3) reaffirmed the commitment to the missions set out in Mission Waltham Forest and the core values that underpin Mission Waltham Forest to relentlessly focus on tackling inequality, deliver together and prioritise where we can have greatest impact for our residents.

43. Budget Monitoring - Month 6

Councillor Douglas introduced the report and, in doing so, said that the variance to the month three position predominantly related to Adult Social Care and Place directorates. He said that the adverse movement in adult social care was partly due to a change in assumption around savings delivery and a steady increase in placement demands and costs. Councillor Douglas also stated that for the Place directorate, the adverse movement was in relation to commercial rental recovery, however, the service was taking actions to ensure that this was mitigated for 2026-27. Councillor Douglas went on to say that unprecedented increases were still being seen in demand-led services, such as adult's and children's services, including Special Educational Needs and Disabilities (SEND), and temporary accommodation, which then accounted for 73 per cent of their total spend, an increase of £80 million since 2019-20. He added that the Council had seen and were still seeing the impact of high inflation and high borrowing costs, although the Consumer Price Index (CPI) had reduced from 3.8 per cent in September to 3.6 per cent in October. He confirmed that the Council was working diligently, with finances being one of the top priorities, and this included making the best use of its limited resources by reducing agency spend and reviewing the technology used. Councillor Douglas also said that the senior management restructure had been implemented in September with a full year saving of £0.9 million, and applications for the second voluntary redundancy scheme had ended the previous Friday. He stated that although initial early indications were that the financial position for the Council had not worsened, it was very unlikely that any potential minor increases would make a significant impact on its financial position. Councillor Douglas then gave thanks to all relevant officers for their hard work.

The Leader thanked Councillor Douglas and his team for their continued work on the matter and said that she was pleased to see the progress being made. She said that at the next Cabinet meeting, Members would be in a position to discuss in more detail the actions to be taken forward towards the budget in February.

Decision

Cabinet:

- (1) noted the forecast outturn position for Revenue, HRA and DSG as at month 6;

- (2) noted the revised capital programme forecast for 2025/26 of £161.4 million (table 2 appendix 2 of the report), made up of £100 million, General Fund forecast and £61 million, HRA forecast as well as the 2025/26 forecast funding use (table 3 appendix 2 of the report);
- (3) noted the revised capital programme forecast to 2034/35 (table 4 appendix 2 of the report), and 2025-26 slippages, accelerations, addition, deletions and virements into future years (table 6 appendix 2 of the report);
- (4) approved the Capital Strategy and Management Group (CSAMG) agreed budget additions and virement changes to the Capital programme since February 2025 (table 5 of Appendix 2 of the report); and
- (5) approved £0.331 million from contingency to fund the Financial Sustainability team, which is required to support the development of key business cases to enable the delivery of savings required as part of the MTFS and to offset demand led pressures incorporated within the monitor.

44. Budget Review - Fees and Charges

Councillor Douglas introduced the report and, in doing so, confirmed that a review of all fees and charges had been undertaken by services earlier in the autumn. He said that the objective had been to ensure that all relevant services covered all costs in full and that no chargeable service was at cost to the Council. Councillor Douglas added that each service had considered other factors where relevant, including changes to legislation, the current level of inflation, and benchmarking with other local authorities or organisations where applicable. He then gave thanks to relevant officers for their hard work.

The Leader said that it was very important that the Council continued to have a good strategy in terms of fees and chargeable services, balancing the need for the Council to pay for the services it was providing against the need to make sure that its fees and charges were fair and reasonable.

Decision

Cabinet:

- (1) agreed the schedule of Fees and Charges as set out in Appendix 1(iii), so far as they relate to fees and charges that are not reserved for Council decision by the provisions of the Local Authorities (Functions and Responsibilities) Regulations 2000 (as amended); and
- (2) agreed the proposal to uplift fees and charges by 1st February 2026 and at the latest 1st April 2026. The exception to this is academic related charges which are uplifted in line with the academic year.

45. Local Council Tax Support Scheme 2026-2027

Councillor Douglas introduced the report and, in doing so, said that in 2025-26, the Council had amended the council tax support scheme to become an income-banded scheme and were proposing a continuation of the same scheme for 2026-27. He explained that by continuing with the current scheme, including the hardship fund, the Council balanced compassion with financial responsibility, ensuring support was targeted where it was most needed, while keeping the Council on a sustainable footing. Councillor Douglas gave thanks to relevant officers for their hard work, particularly Rob Manning, Ursula Gamble and Gemma Young – Corporate Director for Internal Audit, Anti-Fraud, Revenues and Benefits, and their respective teams.

The Leader gave the discretionary hardship fund as an example where the number of those in great hardship required continual assessment to ensure support was targeted to those in need. She said that it was believed that with the critical funding pressures, the Council would need to continue to review such schemes. The Leader however confirmed that the priority was to ensure that those in greatest need, particularly those with children and those receiving disability benefits, continued to be able to access that support.

Decision

Cabinet:

- (1) recommended to Full Council that the proposed income banded Council Tax Support Scheme be continued whereby the maximum award available to working aged people receiving support remains at 85% for the Council Tax billing year 1 April 2026 to 31 March 2027;
- (2) recommended to Full Council that the Council continue to make £750,000 available for a Discretionary Hardship Fund under section 13A(1)(c) of the Local Government Finance Act 1992 as amended by the Local Government Finance Act 2012, to offer additional help and support to those suffering the greatest financial hardship as defined in the Discretionary Housing Payment and Council Tax Hardship Scheme published on the Council's website. The current scheme is attached at Appendix 2 of the report;
- (3) recommended to Full Council that there be delegated authority to make any minor and consequential changes necessary to the detailed provision as a result of any changes in the regulations upon which the scheme is based, is given to the Strategic Director of Resources following consultation with the Portfolio Lead Member for Finance and Resources;
- (4) noted that the income banded scheme treat earnings and self-employed earnings as income to determine a households level of income against the proposed income bands. All other income should be disregarded;
- (5) noted that the scheme will continue with two charges for non-dependant adults within households. £20pw for those in work & £8pw for those out of work;

- (6) noted working-age residents would be entitled to support of up to a maximum of 85%, depending on a person's level of income, household composition and level of capital and whether they fall within one of the protected groups: households with limited capability to work, households with children aged 5 and under;
- (7) noted other eligible working-age residents, support would be given up to a maximum of 57%, depending on their level of income, household composition and level of capital;
- (8) noted that the remaining provisions of the Council's scheme for 2026/27 will be as published on the Council's website;
- (9) noted that the projected cost of the whole scheme is identified as £19.53 million which is £0.93 million more than the current scheme. This will be reflected in the calculation of the council tax base for 2026/27 and included within the next MTFS as part of the budget setting process; and
- (10) noted that before any significant changes to the scheme reducing or removing support could be made that a statutory consultation would need to be carried out.

46. Physical Activity Mission - 'Getting Waltham Forest Active: A million more days to do the things we love'

Councillor Doré introduced the report and, in doing so, said that the mission aimed to support 1,000 residents who were inactive to start doing 30 to 150 minutes of weekly activity. She stated that research indicated that doing just 30 minutes of weekly exercise could increase life expectancy considerably. Councillor Doré went on to say that physical inactivity rates in Waltham Forest were at 25%, meaning one quarter of residents were doing less than 30 minutes of physical activity per week. She added that whilst this was broadly in line with other London boroughs, Waltham Forest could do better. She then explained that the strategy was focused on the most vulnerable groups in line with Mission Waltham Forest objectives and the wider prevention agenda. Councillor Doré confirmed that the Council would redesign and realign current programmes with resident and community needs through collaboration with key delivery partners and local stakeholders. She then gave thanks to officers in the sport and leisure team who had worked tirelessly to bring the strategy forward.

Councillor Mitchell described the work as excellent and said that she was looking forward to seeing the strategy embedded across the borough. She said that the work linked very well across the Marmot report and health prevention efforts and referred to barriers that prevented people from accessing the support and services they required. Councillor Mitchell stated that she was looking forward to working alongside community groups, link workers, social prescribers, and GP networks to pull all strands together, with the goal to make being active normal. She encouraged people to take advantage of the great places across the borough, such as parks, wetlands and marshes.

Councillor Dixon welcomed the strategy from a prevention perspective and stated that physical activity was central to the Council-wide approach to prevention, which offered residents the opportunity to build their health, prevent ill health, and lengthen their healthy years. He said he was pleased that the report put partnership with residents, local organisations, and community groups at the heart of how the Council would work. Councillor Dixon added that, in doing so, the Council could build on an already strong relationship with the voluntary and community sector in the borough and utilise enhanced partnerships with the Independent Council for Voluntary Sector and the Community Resilience Alliance, which would provide the infrastructure to work with partners and make the mission-based approach work in a public health setting.

Councillor Loakes referred to the investment into parks and playgrounds and said that it was sensible given that if the youngest of residents were engaged early enough, they would have better lives, both educationally and from a health and well-being perspective. He said that children learned better if they were active and had opportunities to play in good quality playgrounds. Councillor Loakes also noted some of the Council's bigger challenges and gave thanks for the work that Councillor Khan had undertaken in bringing forward Community Infrastructure Levy (CIL) and growth monies into the borough, enabling the Council to reinvest in parks such as Drapers Field and Langthorne.

Councillor Limbajee gave thanks to Councillor Doré for her leadership and to the other Cabinet Members involved for their hard work. He said that it was good to see an elderly Sikh man exercising on the front page of the strategy, as heart disease and diabetes were prevalent in the South Asian male community. He stated that getting South Asian people to exercise and ensuring that women felt safe was incredibly important. He agreed that 30 minutes of exercise a week contributed significantly to living better and healthier lives.

Decision

Cabinet:

- (1) approved the proposed five-year Physical Activity strategy and Council mission: 'Getting Waltham Forest Active: A million more days';
- (2) endorsed the ongoing commitment to addressing inactivity as a driver of health inequalities; and
- (3) noted the upcoming borough wide communications campaign 'Never in a Million Years' which sits under the portfolio of Libraries, Culture, Sports & Leisure.

47. Waltham Forest Special Educational Needs and Disability (SEND) Strategy 2025 - 2028

Councillor Gardiner introduced the report and, in doing so, said that it was important to note that the strategy would be applied across the Council's full partnership, including the local authority, public health, early years, and schools, encompassing the full system applicable to young people in that space. She highlighted the fact that the strategy had been co-produced with input from young people, their parents, and carers. Councillor Gardiner gave thanks all the carers, parents, and young people who had attended sessions, shared their views, and given opinions, as their input had helped shape the priorities being set for 2025-2028. She also emphasised the importance of hearing those voices and having them shape what the partnership would focus on. Councillor Gardiner referred to Councillor Loakes' earlier point about the importance of places for young people to play and said that the earlier in which the Council could intervene, help, support, and implement prevention methods, the easier it would be for young people and the better outcomes they would achieve. She then acknowledged that the SEND system needed reform, which would be addressed in the Government's white paper, but recognised it could be an adversarial system where parents were pitted against each other to fight for resources. As a result, she highlighted the importance of ensuring communication was as strong as it could be. Councillor Gardiner went on to thank everyone involved, including relevant officers, parents, carers, and young people themselves.

The Leader thanked Councillor Gardiner for her leadership in this area and said that she was pleased to see the ambitious vision set out in the report. The Leader highlighted the importance of working in that mission-based way with parents and of recognising the challenges whilst mainlining a focus on better outcomes for children and young people. She thanked relevant officers, as well as the parents who had been involved in improving the system.

Decision

Cabinet noted and approved the final version of the Waltham Forest SEND Strategy 2025–2028.

48. Housing Asset Management Strategy 2026-2031

Councillor Khan introduced the report and, in doing so, said that the strategy was built on the work of the Housing Transformation Programme and regulator feedback. He said that the report very much aligned with the Council's Housing Strategy and had the ambition to provide safe and comfortable homes. Councillor Khan said that with strong governance and a risk management focus the Council would achieve regulatory compliance and deliver better outcomes for their residents. He gave thanks to Mark Crane – Corporate Director of Housing Delivery and Jane Martin – Corporate Director of Housing for their hard work on the strategy.

The Leader thanked Councillor Khan and his team for their continued work on housing management.

Decision

Cabinet:

- (1) approved the proposed Housing Asset Management Strategy 2026-31 attached as Appendix 1 to the report; and
- (2) delegated authority to the Strategic Director of Place, in consultation with the Portfolio Lead Member for Housing & Regeneration and Corporate Director of Governance and Law, to enable rapid amendment to the strategy for the inclusion of any new regulatory requirements as they arise.

49. Infrastructure Funding Statement 2024/2025 and Infrastructure Planning Update

Councillor Khan introduced the report and, in doing so, said that there was clear alignment across key priorities as set out in Mission Waltham Forest report earlier on the agenda. He then referred to the Physical Activity Mission report, earlier on the agenda, where Cabinet heard some of the projects, such as parks, data centres, and sporting facilities and the improvements in their infrastructure. Councillor Khan also highlighted the fact that the Council had excelled in ensuring that the infrastructure in local neighbourhoods kept pace with housing growth and had led to transformational improvements in that area. Councillor Khan then referred to the Government's recent Pride in Place strategy which outlined their vision to involve residents in changes that affected their neighbourhoods. He also stated that many of the projects that the Council had developed over the years had helped to bring in external funding, which had led to match funding and ultimately the delivery of key projects, such as Walthamstow Station. Councillor Khan then explained that, in recent years, there was more focus on community safety with CCTV infrastructure and a lot more investment going into housing estates. He gave thanks to Ian Rae – Corporate Director of Regeneration, Planning & Delivery, Sarah Parsons – Assistant Director of Place and Design, and Marcin Manikowski - Head of Strategic Planning and Infrastructure for all their hard work.

The Leader said that the Council should be proud of their achievements for the good of residents, via the funding, which included Soho Theatre and Leyton Station. She then highlighted some of the pressures, such as the housing emergency and some of the recent changes that the Government and Mayor of London had proposed around how the CIL was used, which would reduce the amount of CIL the Council had available for infrastructure. The Leader then gave thanks to Councillor Khan and relevant officers for their hard work.

Councillor Loakes highlighted the carbon offset fund referred to in the report and said that political opponents earlier that year had suggested that the Council had only spent 17% of £14 million for carbon offsetting that was available. He said that it had been necessary to correct them, as the Council had £4.2 million available to spend on carbon offsetting and, at that point, had spent 92% of that budget and allocated it. He pointed out that since then, the Council had now spent 100% of their carbon offset fund, which he described as incredible work which was the envy of many

London boroughs. Councillor Loakes then confirmed that the funding had allowed the Council to plant trees, put in electrical vehicle charging points, and helped residents, community groups, and schools reduce their emissions and energy bills. He gave thanks to all officers involved for their hard work.

Decision

Cabinet:

- (1) approved the Infrastructure Funding Statement (IFS) (2024/25) (Appendix 1 of the report) and the incorporated Infrastructure List;
- (2) delegated authority to make any minor amendments necessary to the IFS (2024/25) before it is published, to the Corporate Director – Regeneration, Planning & Delivery, in consultation with the Portfolio Lead Member for Housing and Regeneration; and
- (3) noted the changes to the Neighbourhood CIL funded programme and additions to the Carbon Offset Fund programme listed in the report.

50. Exclusion of press and public

Cabinet agreed not to discuss the content of the exempt appendices and, therefore, not to exclude the press and public.

51. Schools Capital Programme 2025 - 2029

Councillor Gardiner introduced the report and, in doing so, said that it was a constant balancing exercise to ensure that enough school places were available in the right locations around the borough and that they were meeting the needs of children and young people. Councillor Gardiner referred to some of the projects, such as the expansion of Kelmscott School and Willowfield School. She went on to say that officers would always take into account the need to balance student needs with geography. Councillor Gardiner highlighted the fact that the Council had a very high number of families receiving their first choice school preference, which the Council should be proud of. She then gave thanks to relevant officers for their hard work, particularly the school estates team and the admissions team.

Councillor Khan added his thanks to relevant officers who had worked on the report and to Councillor Gardiner for her leadership.

The Leader gave thanks for both Councillors Khan and Gardiner and their respective teams for the joint work undertaken and acknowledged the challenge in balancing educational and capital requirements. She said that this Council's should be proud of its record in allocating school places (84% of Reception and Year 7 pupils receiving their 1st preference school and 96% obtaining one of the top 3 preferences) as it made a significant difference to children if they were able to go to their local, preferred school.

Decision

Cabinet:

- (1) approved the allocation of the available resources of £49.64m to the Schools Capital Programme to financial year end 2028/29, as outlined in Appendix 1 of the report, and for this funding to be made available to deliver the projects identified in Appendix 2 and Appendix 3 of the report;
- (2) noted the total resource of £24.74m currently committed against projects previously approved by Cabinet and by delegated authority, as detailed in Appendix 2 of the report;
- (3) noted the School's estate rationalisation workstream, repurposing existing surplus provision to meet the needs of children and young people with SEND in borough to reduce pressure on the Designated Schools Grant and the General Fund, including reduction of home-school transport;
- (4) delegated authority to finalise this programme, within identified financial resources, to the Strategic Director of Children Services, in consultation with the Portfolio Lead Member for Housing and Regeneration, the Portfolio Lead Member for Children and Young People, the Strategic Director of Place and the Strategic Director of Resources;
- (5) delegated authority to the Strategic Director of Place, in consultation with the Portfolio Lead Member for Housing and Regeneration, Portfolio Lead Member for Children and Young People and Strategic Director of Resources:
 - to proceed with the procurement of projects and maintenance and improvement works included in the programme, subject to Strategic Commissioning Board Approval
 - to award contracts provided they are within the resources available in the Schools Capital Programme to meet such commitments.

52. Avenue Road Regeneration Delivery Route

Councillor Khan introduced the report and, in doing so, said that in attempting to tackle the housing crisis head-on, the regeneration of Avenue Road had become a key priority for both himself and the Leader. He went on to say that the Council had put a process in place to try and close the viability gap and to seek a way of bringing forward regeneration of the estate, given the market conditions and the fact that the Housing Revenue Account (HRA) had a depleted reserve position. Councillor Khan praised the work officers in securing £200 million from the Greater London Authority (GLA) for five sites across Waltham Forest, two of which he described as paused sites: Avenue Road and Patchworks. He stated that throughout the process, it had been important to continue to engage with residents and keep them updated. Councillor Khan then gave thanks to Joe Garrod, Ian Rae – Corporate Director of Regeneration, Planning & Delivery, Craig Egglestone - Director of Capital Strategy

and Portfolio Management, Meera Kumar – Corporate Director of Regeneration and their teams who had held regular drop-in sessions at that estate and had organised newsletters. He also thanked Ward Councillors Keisha Green, Sally Littlejohn, and Keith Raynor, who had been supportive in what had been a very difficult situation. Councillor Khan then gave thanks to: the Leyton and Wanstead MP, Calvin Bailey, who had raised the issue in Parliament and had sought to access more funding; and the Leader who had raised the matter at a London Councils level regarding the importance of estate regeneration in London and of ensuring that better quality homes were brought forward on estates across the capital.

The Leader stated that this was a very important piece of work and that she was very proud of the Council for continuing to work through the challenges and for setting up the next piece of work. She echoed Councillor Khan's words of thanks to Meera Kumar for the work she had done to ensure that residents understood the project and were engaged in the proposal. She also thanked Councillor Khan for his leadership and all others involved for their hard work.

Decision

Cabinet:

- (1) approved that the council progress due diligence with the intention of entering into the proposed model with the institutional investment partner to deliver Phase 1 of Avenue Road regeneration;
- (2) delegate authority to enter into Heads of Terms with the institutional investment partner to the Strategic Director, Place and the Strategic Director, Resources.
- (3) approved, as part of the Heads of Terms, entering into of the Cost Underwrite Agreement with the institutional funder;
- (4) approved a demolition notice is served on Avenue Road estate in July 2026 when the previous demolition notice expires;
- (5) noted the proposals for a comprehensive resident engagement exercise to inform residents of revisions to the regeneration proposals;
- (6) noted that the finalised institutional investment and financial models will return to Cabinet in late Summer 2026 for final approval; and
- (7) noted the proposals to deliver Phase 2 of the regeneration.

53. Deed of Variation to Fellowship Square Development Agreement

Councillor Khan introduced the report and, in doing so, explained that the report built on the previous Avenue Road agenda item, as the acquired GLA funding he had alluded to earlier, had also contributed to Willow House. He said that the report highlighted the pragmatic approach the Council had taken in order to continue to

bring forward affordable housing and employment to the borough, in addition to ensuring that long-standing projects moved forward. Councillor Khan then gave thanks to Joe Garrod, and his team for their hard work.

The Leader stated that the report was a good example of the team's ongoing work to tackle the housing crisis and to flex and change according to very difficult and changing circumstances. She thanked Councillor Khan for his leadership on an impressive piece of work.

Decision

Cabinet:

- (1) agreed to the renegotiated Heads of Terms (HoTs) for a Deed of Variation to the Development Agreement as outlined in this report;
- (2) noted the splitting of the land payment apportioned to the Fellowship Square (FSQ) site and Willow House and the associated risk of the likely reduction in the Willow House land receipt as detailed in Appendix 1 (exempt) of the report;
- (3) noted the change in tenure for Willow House to be delivered as a 100% Build To Rent (BTR) scheme with previously assumed affordable housing at Willow House to be swapped to Block H at FSQ utilising already secured GLA grant - resulting in 46% Affordable Housing (AH) across the scheme; and
- (4) delegated authority to the Strategic Director of Place in consultation with the Deputy Leader (Housing and Regeneration), the Strategic Director of Resources and the Corporate Director of Governance and Law to enter into the Deed of Variation to the Development Agreement.

The meeting closed at 2.56 pm

Chair's Signature _____

Date _____