

**MINUTES OF A MEETING OF THE
TOWNS & COMMUNITIES OVERVIEW & SCRUTINY COMMITTEE
Town Hall, Main Road, Romford
4 July 2013 (7.30 - 9.50 pm)**

Present:

Councillors Linda Hawthorn (Chairman), June Alexander, Michael Deon Burton, Paul McGeary and Wendy Brice-Thompson (Vice-Chair)

Apologies for absence were received from Councillor Osman Dervish, Councillor Barry Oddy, Councillor Garry Pain and Councillor Linda Trew

31 MINUTES

The minutes of the meeting of the Committee held on 2 May 2013, were agreed as a correct record and signed by the Chairman.

32 LICENSING ACT 2003

The Committee received a presentation on the Licensing Act 2003 and recent changes.

The Committee was informed by the Licensing Specialist that the Licensing Act came in to operation in November 2005 consolidating alcohol, public entertainment and late night refreshment licensing into one regime all under the Local Authority.

The Licensing Act promotes the four licensing objectives:

- The Prevention of crime and disorder
- Public safety
- The Prevention of public nuisance
- The Protection of children from harm

The following types of licence are subject to the Licencing Act

- Premises
- Personal
- Temporary Event Notice (TEN); 12 TENs in a year for 21 days period. Only the Police and Environmental Health can object to such application.

The Committee was informed that under the rebalancing of the Licensing Act consultation by the Coalition Government, a new legislation was

implemented titled The Police Reform and Social Responsibility Act 2011 which introduced the following changes to the Licensing Act:

- The Licensing Authority was now a responsible authority.
- Having to advertise applications on the Council website.
- Anyone can make a representation for or against an application (removing the vicinity test).
- Lowered the evidential burden from necessary to appropriate.
- Statements of licensing policy are valid for 5 years instead of 3 years.
- Late night levy
- Early Morning Restriction Orders (EMRO).

The changes introduced the Live Music Act 2012 which removed live music for audiences less than 200 and before 11pm from the licensing regime.

From the 28 June 2013, regulated entertainment for audiences of less than 500 and before 11pm was no longer licensable apart from a few exceptions.

The Committee was informed that the following Licensing issues were the next matter for changes nationally:

- Fees
- Removing the requirement to advertise in the newspaper
- Control of multi pack sales
- Unit cost for alcohol
- Statement of Licensing Policy to be redrafted and consulted on in 2014 for implementation from January 2015.
- Evidence gathering for policy preparation this year.
- EMRO; giving a council the power to impose closure time following a period of consultation.
- Late night levy; giving the Police 70% of the funds

The Committee was informed that the next change locally involved the review of the Licensing Policy in 2014 for implementation in 2015.

The Committee **noted** the presentation.

33 **A PRESENTATION ON DEVELOPMENT AND BUILDING CONTROL**

At the request of the Committee, the Head of Regulatory Services attended the meeting and delivered a presentation on how the service plans for new infrastructure.

The Committee was informed of:

- How Havering is expected to grow over the next 10-20 years.
- Where growth would take place in the borough.
- What this meant for Havering.
- How the costs of the infrastructure needed for this would be met.

The Committee was informed that the housing target, agreed with the London Mayor, for Havering was to deliver 970 new homes every year. It was noted that population growth in Havering by 2027 is likely to be around 275,000 (based on data from the GLA).

What does this mean in terms of infrastructure?

- Examples of infrastructure
- How has the cost of infrastructure been met so far?
- What has the economic downturn meant for infrastructure?

Helping meet infrastructure costs through a standard tariff charge

- Contributes towards infrastructure funding but does not cover all of it
- Linked to Havering's LDF
- Will be a legal obligation on specific developments
- Reflects economic development viability considerations
- Differential charges for London Riverside and rest of Havering
- Procedurally simple to prepare and implement
- What are its advantages and disadvantages?

Havering is moving towards a Community Infrastructure Levy (CIL)

- CIL introduced in 2010 through planning legislation to raise money from new development
- CIL is not compulsory
- Havering will be a 'charging authority' with a charging schedule
- CIL must be based on an up to date infrastructure plan
- CIL must balance collecting funds for infrastructure against securing economic development
- CIL based on floor areas and may have individual rates for uses / parts of the borough
- Section 106 contributions for site specific measures linked to new development
- Crossrail is infrastructure partly funded through CIL

The following benefits of Havering charging a CIL were outlined to the Committee:

- Secures additional funding towards the cost of infrastructure across the borough
- Limitations on the use of planning obligations
- Havering can prioritise how it uses CIL funds
- Increased certainty for developers
- Simple and transparent
- Is anything exempt from CIL?
- What is happening outside Havering?

The Committee was informed how the service was taking forward its CIL with the support of specialist consultants and CIL Project Group for officers.

The process has also included cross-directorate working to develop the cost to be charged.

The Committee **noted** the presentation.

34 HOUSING SERVICES PRESENTATION

At the request of the Committee, the Head of Homes & Housing attended the meeting and provided Members with an insight to the Estate Management Policy.

The Committee was informed that the current Council Housing stock stood at about 9,734 tenancies of which 2,251 are leasehold properties. That Homes & Housing staff main office remains in Chippenham Road and customers also had access via Contact Centre. There were currently 16 tenancy and neighbourhood management officers.

The current top messages to council tenants include:

- Tenancies are people's homes
- Encouraged to take care of them
- Encouraged to do as much as possible for themselves
- Housing Revenue Account – self-financing implications

The current policy on pet in council home was:

- 2 pets with garden
- 1 with access to communal garden
- Permission needed
- Dogs to be chipped
- Animal Welfare Act requirements
- Issue is avoiding nuisance to neighbours

That the policy promotes good tenancy whilst living in council home:

- Running a business
- Maintaining Pest control
- Providing access for repairs – especially gas
- Home improvements
- Damage and rechargeable repairs

The policy promotes taking care of the environment by maintaining:

- Gardens
- Communal areas
- Fly tipping and graffiti
- Trees
- Satellite dishes (this was currently not been enforced due to the poor TV reception in some homes)

The Committee was informed that the new Tenancy Strategy – Localism Act 2011 introduced the following changes:

- New types of tenancy

- Introductory tenancy
- Secure lifetime tenancies
- Secure fixed terms tenancies – 3 or 5 years
- Equitable licence
- Demoted tenancy

There were New Fixed term tenancies that introduced:

- Not for properties for older people (60+)
- Provide more control – is the tenancy still needed?
- Under occupation
- Adapted properties
- Where incomes have risen

The Committee was informed that the policy on succession was:
That on an “Old” secure tenancy – one succession on death was allowed.
To the spouse living with tenant at time of death or member of family living
with tenant at least 12 months at time of death.
If under occupying, then offer of suitable alternative accommodation

The policy also introduced the changes to succession - new tenancies post
1st April 2013. This states that only one succession on death was allowed
and this was only to spouse or civil partner living with tenant at time of
death.

Following the presentation the committee agreed to set up a Topic group on
Estate Management.

The Committee **noted** the presentation.

35 **COMMITTEE'S ANNUAL REPORT**

The Committee considered a report that detailed the work carried out over
the last municipal year.

The Committee agreed the contents of the 2012/2013 annual report and
authorised the Chairman to agree the final version for Council.

Chairman