



MINUTES OF A CABINET MEETING
Council Chamber - Town Hall
Wednesday, 18 November 2015
(7.30 - 8.22 pm)

Present:

Councillor Roger Ramsey (Leader of the Council), Chairman

Councillor Damian White

Councillor Robert Benham

Councillor Wendy Brice-Thompson

Councillor Meg Davis

Councillor Osman Dervish

Councillor Melvin Wallace

Councillor Clarence Barrett

Councillor Ron Ower

Cabinet Member responsibility:

Housing

Environment

Adult Social Services and Health

Children and Learning

Regulatory Services and Community
Safety

Culture and Community
Engagement

Financial Management

Housing Company Development
and OneSource Management

Councillors Ray Morgon, David Durant, Keith Darvill Ray Best, Philip Hyde and Joshua Chapman also attended.

There were two members of the public present.

Unless otherwise indicated, all decisions were agreed unanimously with no Member voting against.

23 MINUTES

The minutes of the meeting held on 4 November 2015 were agreed as a correct record and were signed by the Chairman.

24 DEMENTIA AND DIAGNOSIS TOPIC GROUP REPORT

Councillor Wendy Brice-Thompson, Cabinet Member for Adult Social Services and Health, introduced the report

Cabinet was informed that at its meeting on 9 September 2014 the Individuals Overview and Scrutiny Sub-Committee agreed to establish a

topic group to scrutinise the different stages of diagnosis, how assessments were carried out and the support in place for people living with dementia.

The Topic Group concluded its investigations after five meetings and reported its findings to the Sub-Committee at its meeting on 22 September 2015.

The report before Cabinet identified the pre-diagnosis of dementia, the assessments that were carried out to identify memory loss and the support that was in place for people living with dementia.

During the review, the Topic Group had noted the process for referrals from GP's to the memory service currently administered by the North East London NHS Foundation Trust (NELFT) and the Clinical Commissioning Group (CCG).

The report noted the training and education that was available to GP's to ensure early diagnosis of possible dementia together with other symptoms which could cause memory loss.

The Topic Group also explored best practice in the borough's care homes in supporting residents living with dementia. The report identified a number of recommendations for NELFT, the CCG and Adult Social Care to implement.

Reasons for the Decision

Under the Local Government and Public Involvement in Health Act 2007, s. 122, Cabinet is required to consider and respond to a report of an Overview and Scrutiny Committee within two months of its agreement by that Committee or at the earliest available opportunity. In this case, Cabinet was required to do this at its meeting on 18 November 2015. Cabinet is also required to give reasons for its decisions in relating to the report, particularly in instances where it decides not to adopt one or more of the recommendations contained within it.

Other options considered:

None. There are no alternative options.

Before Cabinet came to its decision, Members expressed the view that the record should show their appreciation for the work undertaken by the Overview and Scrutiny Topic Group and that in addition to noting its report, Cabinet should endorse its findings and commend them to the appropriate body for implementation.

Cabinet:

1. **Noted** the report of the Topic Group and thanked it for its excellent work.
2. **Confirmed** and **supported** its recommendations and **referred** them to the Health and Wellbeing Board for implementation.

25 **LEARNING DISABILITIES AND SUPPORT TOPIC GROUP REPORT**

Councillor Wendy Brice-Thompson, Cabinet Member for Adult Social Services and Health, introduced the report

Cabinet was informed that at its meeting on 9 September 2014, the Individuals Overview and Scrutiny Sub-Committee agreed to establish a topic group to scrutinise the support available to young people with learning disabilities with transition from School to College/Further Education and where capable, into work opportunities.

The Topic Group met on eight occasions during the course of its investigations and reported its findings to the Sub-Committee on 22 September 2015.

During the review, the Topic Group had noted that the changes from the current “statements of educational need” to Education Health and Care Plans were part of the Children’s and Families Act which had become law on 1 September 2014.

The report considered how these Education Health and Care Plans should be written to ensure that they were person-centred.

The report also identified a number of recommendations for officers and external partners to ensure a joint working approach which ought to identify the best outcomes for the child.

Reasons for the decision:

Under the Local Government and Public Involvement in Health Act 2007, s. 122, Cabinet is required to consider and respond to a report of an Overview and Scrutiny Committee within two months of its agreement by that Committee or at the earliest available opportunity. In this case, Cabinet was required to do this at its meeting on 18 November 2015. Cabinet is also required to give reasons for its decisions in relating to the report, particularly in instances where it decides not to adopt one or more of the recommendations contained within it.

Other options considered:

None. There are no alternative options.

Cabinet:

1. **Noted** the report of the Topic Group and thanked it for its hard work and the high quality of its findings and pertinence of its recommendations and
2. **Authorised** the Cabinet Member for Adult Social Services and Health to establish a link between the Local Authority and Job Centres and local employers to enable people with learning disabilities to obtain employment.

26 **ROMFORD MARKET TRANSFORMATION PROGRAMME**

Councillor Robert Benham, Cabinet member for Environment, introduced the report

Cabinet was informed that the report before it outlined proposals for the transformation of Romford Market. These fell under four main headings: branding identity and vision; operational management and business development; physical transformation and improved use of space.

Work on the first three was being initiated. The full physical interventions proposed were subject to the successful award of external funding to match the Council's proposed investment.

The transformational plan would see a fundamental change in the way Romford Market looked, felt, was managed and operated as well as changes to the Market Place itself and how it would be used on both market and non-market days.

Reasons for the decision:

A revamped market would bring income to the Council and would spur economic activities elsewhere in the town. The Romford Development Framework indicated that Romford was poised for significant future growth with the potential of 3,400 homes, and 23,000 m² of office and retail space leading to 480 new jobs over the next 10 years. The RDF and findings of the 20:20 study showed that to reach that potential, Romford needed to improve, and this Market Transformation Programme would be fundamental to cementing and growing Romford's position as a retail and leisure destination.

Other options considered:

Do nothing. Without intervention the market would continue to decline and underperform as a commercial proposition but also as an asset for the Town.

Cabinet:

1. **Endorsed** the main proposals developed with the assistance of consultants 20:20 Ltd, as identified in section 4 of the report and tasked officers to progress implementation.
2. **Authorised** officers to engage with traders, retailers and partners in the delivery of the changes described in the report.
3. **Delegated** authority to the Group Director of Communities and Resources in consultation with the Cabinet Member for Environment to finalise the grant application for capital

investment in the market to the Mayor of London's London Regeneration fund.

4. **Delegated** authority to the Cabinet Member for Environment and the Group Director of Communities and Resources to submit further funding applications (e.g. Veolia and HLF) or to other funding sources relating to the market and Market Place consistent with the programme outlined in the report.
5. **Noted** the appointment of architects to cost and develop full proposals for the physical development of the Market Place and to **recommend to Council** the allocation of £1m Council capital funding of the programme subject to securing sufficient match-funding from other sources subject to a business case being signed off by the Finance Business Partner and Group Director, Communities & Resources, in consultation with the Cabinet Member for Environment.
6. **Agreed** to utilise transformational funding to support the market transformation programme as part of the Council's 'invest to save' model and **authorised** the Group Director of Communities and Resources to release funds accordingly, subject to both the Group Director and Finance Business Partner signing-off a business case in consultation with the Cabinet Member for Environment.

27 **SOCIAL HOMEBUY**

Councillor Damian White, Cabinet member for Housing, introduced the report

The report before Cabinet sought its agreement to a policy which would enable existing Council tenants to purchase a share in their home, subject to the limitations and restrictions set out in the report.

Cabinet was informed that the proposed scheme was intended to increase opportunities for Havering Council tenants to take the first steps into home ownership by purchasing a share in their existing Council home. All Council tenants would be eligible under the scheme subject to the restrictions as set out.

The scheme was not a national requirement but a voluntary arrangement similar to those operated by a number of other London Boroughs. The scheme had some strong similarities to that introduced under the 2010 Guidance for Local Authorities issued by Communities and Local Government but did not replicate it in its entirety.

Reasons for the decision:

The proposal would increase the range of home ownership options available to Havering tenants. This would support the general aim to increase access to affordable homeownership as set out within the 2014–17 Housing Strategy.

A range of other options for accessing affordable home ownership already existed, including shared ownership which was targeted at first-time buyers in general and not Council tenants.

In common with the Right-to-Buy legislation the proposal was specifically restricted to qualifying Council tenants but this option opened-up accessibility to low-cost home ownership through assisting those Council tenants who did not have sufficient financial resources to purchase outright.

Other options considered:

The option of not developing a social HomeBuy scheme for Council tenants was considered and rejected as it would not meet the objective of expanding the options for Council tenants wishing to access low-cost home ownership.

It would also have been possible to determine different parameters for the scheme, qualifying criteria, and rules of operation but the proposed scheme appeared to be the fairest in the circumstances.

Cabinet:

1. **Agreed** to the introduction of a social HomeBuy scheme to allow existing Council tenants to purchase a share in their home the principal terms of which are set out in the report.
2. **Authorised** the Head of Housing Services in consultation with the Cabinet Member for Housing to prepare and approve a detailed social HomeBuy scheme in line with principles outlined in the report.
3. **Authorised** the Head of Housing Services to amend the categories of properties exempt from the scheme after consultation with the Cabinet Member for Housing.

28 **HOUSING REVENUE ACCOUNT AFFORDABLE HOUSING DEVELOPMENT PROGRAMME - PHASE 3**

Councillor Damian White, Cabinet member for Housing, introduced the report

The Leader reminded those present that this report contained an exempt appendix and that if Members wished to discuss elements contained within the appendix, Cabinet would have to go into private session.

The report before Cabinet sought approval of additions to the affordable housing development programme in the years 2015/16 and 2016/17.

Members were reminded that the report followed their approval of a report presented to it on 23 September 2015 entitled: "Housing Development Plan – Strategic Overview" and sought to set out the first years of the programme within the financial envelope approved in that report.

The report proposed a range of new housing development schemes for the period up to and including 2016/17. This period was the first two years of phase 3 of the Council's affordable housing development programme and followed earlier phases of new-build that were currently either completed or in development.

The range of accommodation provided would seek to maximise provision for vulnerable people thereby contributing to planned revenue social care savings.

Reasons for the decision:

The increased provision of affordable housing for rent and shared ownership would support the aspirations for new-build development set out within the agreed Housing Strategy 2014-17. The schemes would make a positive contribution to the HRA. The shared ownership dwellings would assist local residents who aspired to home ownership but were unable to purchase outright to buy their own home for the first time.

New-build development could also have a regenerative impact on a locality by removing unsightly or disused places such as redundant garage blocks and by replacing run-down buildings that were no longer fit for purpose such as those at Lombard Court.

Other options considered:

The option of not increasing affordable housing provision was considered and rejected as it would not begin to deal with the lack of housing supply. It would also not provide opportunities for Havering residents to access low-cost home ownership through the shared ownership element of the programme.

As the appendix was not discussed, Cabinet continued in open session.

Cabinet:

1. **Approved** the additions to the affordable housing development programme for 2015/16 and 2016/17 as set out in the report.
2. **Delegated** authority to the Group Director for Children, Adults and Housing after consultation with the Cabinet Member for Housing to make variations to, or substitutions for, any of the schemes covered in the report, including virement between schemes deemed desirable following scheme review, resident

consultation and/or identified as a planning requirement unless the variations would incur additional capital investment beyond the existing programme budget.

3. **Approved** the submission of funding bids to the Greater London Authority to support the affordable housing development programme as set out in the report.

Chairman