

## **London Borough of Havering**

### **Record of Decision of Cabinet on 10<sup>th</sup> October 2018**

1. **TITLE:** Community Cohesion Strategy

2. **DECISION MADE BY:** Cabinet

3. **DECISION:**

Cabinet:

1. **Approved** the One Havering: Community Cohesion Strategy (set out in **Appendix A**);
2. **Agreed** to the establishment of the Community Engagement and Cohesion Forum and the proposed Terms of Reference (attached at **Appendix E**) with the addition that Councillor Viddy Persaud, Cabinet Member for Public Protection and Safety, be added to the table of membership on page 62 of the agenda, and
3. **Agreed** that monitoring of the Strategy will be undertaken by the Community Engagement and Cohesion Forum with advice from the Corporate Diversity Advisor.

4. **REASON FOR DECISION**

The adoption and implementation of the strategy is recommended in order to nurture and promote a unified Borough underpinned by modern British values, where everyone experiences equal life chances and is respected regardless of their identity. By adopting and implementing the strategy, the Council can play a proactive role in shaping the overarching culture and tone of the Borough and enhance the quality of local life for all its communities. Adoption and implementation of the strategy will also assist the Council in discharging its duties under the Equality Act 2010.

5. **ALTERNATIVE OPTIONS CONSIDERED**

The Cabinet could have chosen not to adopt the proposed strategy however, if the Council does not take the leadership role in setting the tone for community relations and cohesion, this could be disrupted by a range of different factors as described in the report.

In the absence of a specific Community Cohesion Strategy, other corporate and partnership documents (including, but not limited to, the Corporate Plan, Voluntary Sector Strategy, Volunteering Strategy, Community Safety Plan, Health and Wellbeing Strategy and the Financial Inclusion Strategy) would still further the cohesion agenda, however the opportunity would be lost to ensure effective joining up of this work and for the Council, in its community leadership role, to make a strong policy statement about its commitment to fairness, inclusion, dignity for all and respect for British values.

6. **DOCUMENT CONSIDERED:** Cab Report Community Cohesion Strategy Final 1 Oct  
Cab Appendix A - Community Cohesion Strategy LB Sept 2018

Cab Appendix B - Next Steps  
Cab Appendix C Community Cohesion Performance Monitoring  
Cab Appendix D - Havering Demographics  
Cab Appendix E TOR Community Engagement and Cohesion Forum

1. **TITLE:** Personal Budget policy with Guidance for Parents and Direct Payments Policy

2. **DECISION MADE BY:** Cabinet

3. **DECISION:**

Cabinet:

1. **Approved** the draft policies for further parent and stakeholder consultation.
2. **Delegated** the decision in respect the final policy to the Director of Children's Services following consultation with the Deputy Leader, and Cabinet Member for Education, Children and Families.

4. **REASON FOR DECISION**

The Policies and Guidance are requirements of the Children and Families Act 2014. Information about Personal Budgets and Direct Payments must be placed on the Local Offer. This is a statutory obligation.

5. **ALTERNATIVE OPTIONS CONSIDERED**

There are no other options given the statutory requirement.

6. **DOCUMENT CONSIDERED:** 100918\_PB and DP CABINET Sept 2018  
070918V15\_ PERSONAL BUDGETS PARENTS GUIDE DRAFT\_SLT approved  
190918\_DRAFT Direct Payments Policy Guidance  
LBH\_final draft (2) (2)x

1. **TITLE:** Corporate Performance Report Quarter 1

2. **DECISION MADE BY:** Cabinet

3. **DECISION:**

Cabinet:

1. **Reviewed** the performance set out in **Appendix 1** of the report and the corrective action that is being taken.
2. **Noted** the content of the Demand Pressures Dashboard attached at **Appendix 2** of the report.

## **REASON FOR DECISION**

To provide Cabinet Members with an update on the Council's performance against each of the strategic goals set out in the Corporate Plan.

6. **DOCUMENT CONSIDERED:** LB Report - CPR (Q1)  
FINAL DRAFT Quarter 1 Corporate Performance  
Report for LB  
FINAL DRAFT Demand Management Graphs

**TITLE:** Authority to Proceed to Procurement for the Provision of  
35 Residential Placements for Looked after Children (LAC)  
across 8 Northeast London Authorities,

2. **DECISION MADE BY:** Cabinet

3. **DECISION:**

Cabinet:

1. **Granted authority** to proceed to the procurement of block residential provision.
2. **Agreed** the decision to allocate funds for each of the following seven years is delegated to the Director of Children's Services, following consultation with the Lead Member of Children's Services and the Chief Operating Officer.

4. **REASON FOR DECISION**

The procurement exercise will ensure compliance with all eight Local Authorities' Contract Procedure Rules and EU Procurement Legislation and (subject to contract) the award of contract will ensure LBH fulfils its statutory duty to provide LAC residential placements and the sub regional aim of placing LAC closer to home.

5. **ALTERNATIVE OPTIONS CONSIDERED**

The following options were considered but rejected:

### **Option 1: Do Nothing**

Remain as is with each local authority running separate spot purchasing brokerage systems with ever increasing placement costs.

### **Option 2: Procure as a single Borough Service**

Going out to market for a Havering only service would not offer the same opportunities for economies of scale that an eight-borough tender across North East London would offer. There would be no saving relating to a central brokerage function.

6. **DOCUMENT CONSIDERED:** Havering Council Cabinet Report - LAC residential  
placement commissioning (2)

**TITLE:** Bid to the Greater London Authority for a funding programme under the 'Building Council Homes for Londoners' Programme.

2. **DECISION MADE BY:** Cabinet

3. **DECISION:**

Cabinet:

Agreed to accept the supplementary agenda and the documents therein which included the revised Cabinet report and;

1. **Approved** the submission of the following bids to the GLA "Building Council Homes for Londoners" programme of : -

- Up to £122.6 million Affordable Housing Grant in line with the draft bid set out at Appendix 1.
- Up to £65.1 million HRA headroom in line with the draft bid set out at Appendix 2 of the report.

2. **Noted** that if successful in the bid(s):

- The Council will need to sign funding agreements with the GLA for which further Cabinet approval will be sought. A report seeking these approvals is likely to be submitted Spring/Summer 2019.
  - The Council will develop a housing delivery programme relating to the bid programme
  - In addition the Council will continue to explore other external funding opportunities to complement the above programmes.
3. **Delegated** authority to Section 151 Officer, after consultation with the Director of Neighbourhoods to enter into the Right to Buy ring-fence agreement with the GLA.

4. **REASON FOR DECISION**

1. Until the recent GLA and government announcements regarding additional funding and the potential for increased HRA headroom, the Council has been limited in the number of affordable homes deliverable through the HRA. Enhanced development of affordable housing via regeneration has required cross-subsidy from open market sales. The delivery of significantly increased numbers of genuinely affordable homes will require additional direct or indirect subsidy and sources of funding to be deliverable. At present, other than the current funding sources, there are no other known sources of significant levels of subsidy.
2. The current approach assumes maximising the provision of homes at social rents. Should viability challenges remain as the programme develops, alternative, genuinely affordable rent levels or home ownership options may need to be considered.

6. **DOCUMENT CONSIDERED:** Final Cabinet Report - GLA Funding 021018  
Appendix 1 - Building Council Homes for Londoners Development Sites..  
Appendix 2 - HRA Headroom Requirement\_  
Appendix 3 - Building Council Homes for Londoners Prospectus May 18  
Appendix 4 - Building Council Homes for Londoners Addendum July 18  
Appendix 5 - Risk Log Final  
Appendix 6 - changes to the Council's bid  
Revised Final Cabinet Report - GLA Funding 101018

1. **TITLE:** Rainham and Beam Park, Land Acquisition Strategy, making of CPO(s)

2. **DECISION MADE BY:** Cabinet

3. **DECISION:**

Cabinet:

1. **Agreed** to the Council making Compulsory Purchase Order(s) (CPO(s)) pursuant to the statutory powers contained in section 226(1)(a) of the Town and Country Planning Act 1990 (as amended), and section 13 of the Local Government (Misc. Provisions) Act 1976 and all other necessary action to acquire all property and other proprietary interests on the land, including where appropriate new rights, located within the outline on the CPO Red Line Plan at Appendix 1 of the report, for the purpose of securing the regeneration of the Rainham and Beam Park Housing Zone in accordance with the decision to adopt the Masterplan and Planning Framework taken on 10th February 2016.
2. **Agreed** that the Director of Regeneration Programmes after consultation with the Leader of the Council and Deputy Director Legal and Governance be authorised to;
  - a. Make the CPO or multiple CPOs to enable the acquisition of land, interest and rights within the CPO Red Line Plan as attached to the report at Appendix 1;
  - b. Appoint surveyors, barristers and any other professionals required to promote the CPO(s) and to facilitate the vacant possession of interests located within the CPO Red Line Plan;
  - c. Settle the final form and content of the CPO(s) and associated documentation to include the draft;
    - CPO Red Line Plan; Appendix 1;
    - Draft Compulsory Purchase Order; Appendix 2;
    - Draft Schedule Freehold and Leasehold Interests Appendix 3;
    - Draft Statement of Reasons Appendix 4;
    - Draft Equalities Impact Assessment Appendix 5
    - Consultation Report Appendix 6
  - d. Take all necessary steps to secure the making, confirmation and implementation of the CPO(s) including publication and service of notices and presentation of the Councils case at Public Inquiry, or Court should such representation be necessary;

e. Take such actions so as to facilitate Notting Hill Genesis (on behalf of Rainham and Beam Park LLP) acquiring properties and proprietary interests within the CPO Red Line Plan by agreement, such actions to include; the relocation of businesses, residents and statutory undertakers apparatus or Communication Code Operators; and any other interests and setting out the terms for the withdrawal of objections to the CPO(s); and

f. Amend the number of properties and leasehold acquisitions with the CPO Red Line Plan at Appendix 3, should such amendment be required to deliver the overall Rainham and Beam Park Housing Zone strategy.

- 3. Agreed** that the Director of Regeneration Programmes after consultation with the Leader of the Council and Deputy Director Legal and Governance be authorised following the confirmation of the CPO(s) by the Secretary of State to secure vacant possession of all properties and proprietary interests located within the confirmed CPO Red Line land to include:

- a. to take all necessary actions to secure the making and confirmation of a General Vesting Declaration (GVD) or multiple GVD's under the Compulsory Purchase and (Vesting Declarations) Act 1981 and /or to serve Notices to Treat and Entry (if required); and
- b. to appropriate to planning / or housing purposes any parcel of land within the CPO Red Line Plan; and
- c. to transfer all properties and proprietary interests acquired pursuant to the CPO(s) to the relevant development partner in accordance with the Members Agreement and the Strategic Land Agreement dated 29 March 2018; and
- d. if necessary make representation of the Council's case such as at the Upper Tribunal (Lands Chamber) or court should such representation be necessary.

- 4. Agreed following** Cabinet approval of resolutions 2 and 3 above, and upon the Deputy Director Legal and Governance being satisfied that further information and all the Equalities Impact Assessment outcomes are satisfactory and to not require reference back to Cabinet, that the Deputy Director Legal and Governance be authorised to affix the common Seal of the Council to the CPO(s), GVD(s), maps and elsewhere and to take all necessary steps as necessary, such as to issue notices and sign certificates to attain the resolutions above.

#### **4. REASON FOR DECISION**

Utilisation of the Council's CPO powers supports the delivery of the Housing Zone objectives, enabling the assembly of sites to catalyse and kick start comprehensive residential development.

#### **5. ALTERNATIVE OPTIONS CONSIDERED**

The following options were considered:

- 1. Not implementing CPO powers – Not Recommended. Without making use of its CPO powers, the Council will be unlikely to be unable to acquire all of the land necessary to promote comprehensive residential development along the A1306 and thereby achieve the regeneration benefits, which are sought. Without the intervention of CPO(s), the existing commercial land uses would remain in place and infrastructure would not be improved. It will also not be possible to facilitate comprehensive residential development. Any residential development that is brought forward is likely to be poor quality and piecemeal as is characterised by proposals from others that

have made to date. It will fail to deliver the required mix, tenures or typology necessary to meet the objectives of the Housing Zone.

2. If the CPO(s) is not made, then the only way of acquiring all of the land and interests needed to deliver the initial phases of housing development would be by agreement. It is clear however that unless a CPO is made and confirmed, it is unlikely that NHG (on behalf of RBPR) would be able to assemble the land and interests needed for the key first phases of housing development within a reasonable timescale and for a reasonable purchase price. The consequences of this would be that housing delivery would be delayed including the provision of much needed affordable housing.
  3. Careful consideration has been given to the extent of the land and rights included in the CPO(s) and whether it is necessary to include all of these. All of the land shown on the plan at Appendix 1 is necessary to ensure that the Scheme is able to be delivered.
6. **DOCUMENT CONSIDERED:** CPO Oct Final Cabinet Report - v17 02.10.18  
Appendix Index - Rainham and Beam Park CPO  
Appendix 1 - Rainham and Beam Park - CPO Red Line Plan  
Appendix 2 - CPO Order Rainham and Beam Park  
Appendix 3 - Draft CPO Schedule  
Appendix 4 - Rainham and Beam Park CPO - Draft Statement of Reasons 1.09  
Appendix 5 - Rainham and Beam Park - Draft EqlA  
Appendix 6 - Rainham and Beam Park CPO - Consultation Report  
Appendix 7 - Rainham and Beam Park CPO - Financial Implications