



Haverling

L O N D O N B O R O U G H

JOINT VENTURE WORKING PARTY AGENDA

4.30 pm

**Monday
22 October 2018**

**Committee Room 2 -
Town Hall**

Members 8: Quorum 4

COUNCILLORS:

Conservative Group

(4)
Michael Deon Burton
(Chairman)
Robert Benham
John Crowder
Osman Dervish

Residents' Group

(1)
Ray Morgon

**Independent Residents'
Group**

(1)
Graham Williamson

**Upminster & Cranham
Residents' Group**

(1)
Ron Ower

Labour Group

(1)
Paul McGeary (Vice-Chair)

For information about the meeting please contact:

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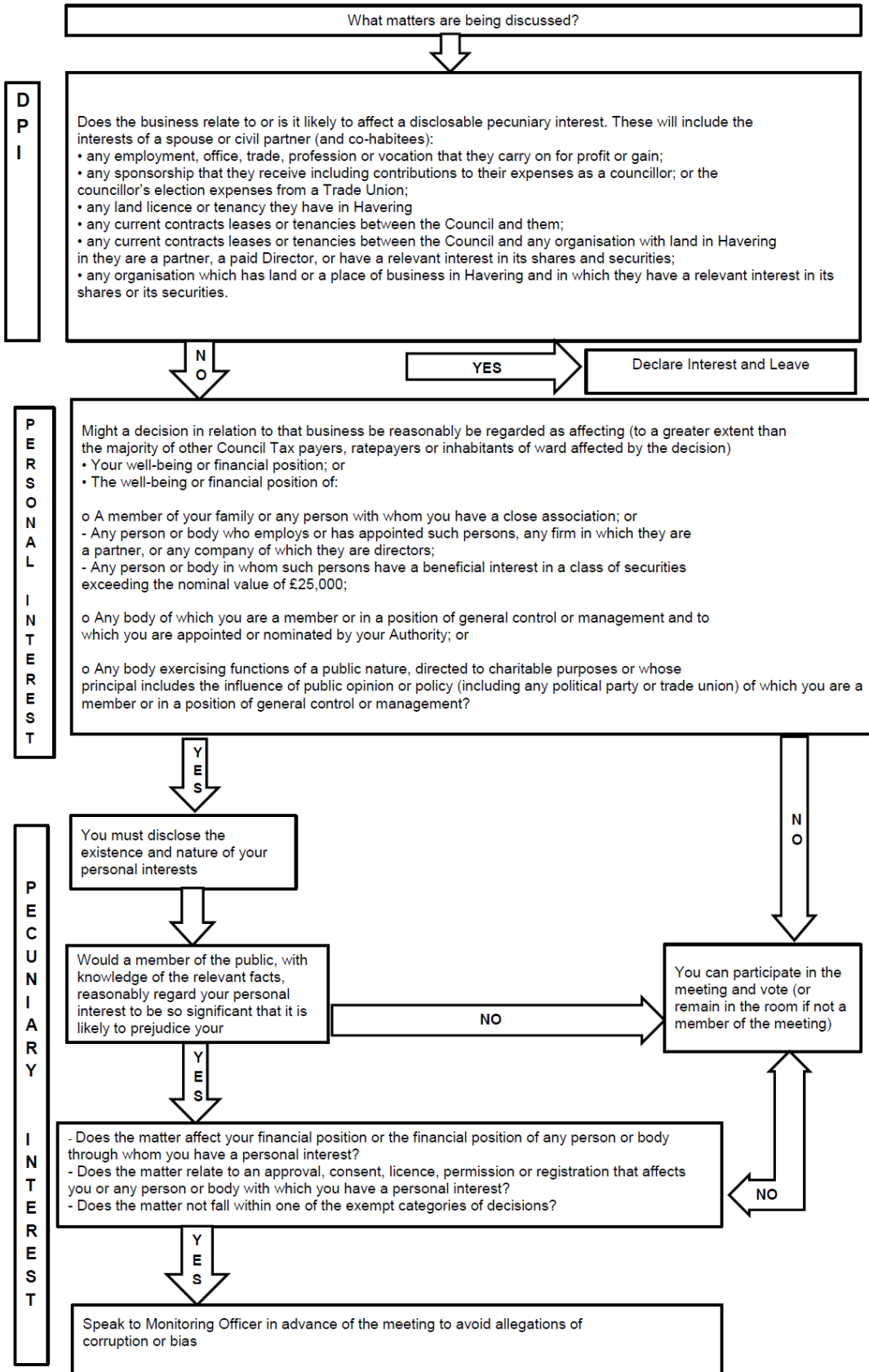
Joint Venture Working Party, 22 October 2018

- (a) The Working Party is responsible for advising on the Council's strategic vision for housing-based regeneration of the borough and for liaising with key stakeholders to ensure the vision is understood by other public and private sector partners. Specifically, the Working Party will:
 - (i) Ensure that the Council's strategies and strategic frameworks support this vision wherever possible.
 - (ii) Lobby to ensure all necessary infrastructure is in place to support housing-based regeneration across the borough.
 - (iii) Work to ensure that Havering residents benefit as much as possible from new opportunities as a consequence of regeneration.
 - (iv) Work to ensure that any new housing development is appropriate to the needs of people in Havering, designed to meet local needs and developed in the best possible way to allow local people access to new homes.
 - (v) Ensure sufficiently strong partnership arrangements are in place with joint venture partners, the GLA and other key bodies to ensure sufficient influence to deliver the regeneration programme.

The Working Party is to be a body for the purposes of the Local Government Act 1972 and is therefore subject to the proportionality rules under the Local Government Act 1989

- (b) Meetings will be held at approximately two month intervals and will not normally be open to the public, .
- (c) The Working Party will be an Advisory Committee and as such may make recommendations to the Executive but any decisions in relation to matters within the remit of the Working Party will be taken through the normal executive decision making processes of the council.
- (d) Minutes from the meeting will be recorded and agreed.

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



AGENDA ITEMS

1 CHAIRMAN'S ANNOUNCEMENTS

The Chairman will announce details of the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

2 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

If any received

3 DISCLOSURE OF INTERESTS

Members are invited to disclose any interest in any of the items on the agenda at this point of the meeting.

Members may still disclose any interest in an item at any time prior to the consideration of the matter.

4 MINUTES (Pages 1 - 2)

To approve as a correct record the minutes of the meeting of the Working Party held on 23 July 2018 and to authorise the Chairman to sign them.

5 MERCURY LAND HOLDINGS (Pages 3 - 6)

6 BRIDGE CLOSE JOINT VENTURE (Pages 7 - 14)

7 HAVERING AND WATES REGENERATION (Pages 15 - 20)

8 RAINHAM AND BEAM PARK JOINT VENTURE (Pages 21 - 26)

Andrew Beesley
Head of Democratic Services

**MINUTES OF A MEETING OF THE
JOINT VENTURE WORKING PARTY
Town Hall, Main Road, Romford
23 July 2018 (5.00 - 6.00 pm)**

Present:

COUNCILLORS

Conservative Group	Michael Deon Burton (Chairman), Robert Benham, John Crowder and Osman Dervish
Residents' Group	+Ray Morgon
Upminster & Cranham Residents' Group	Ron Ower
Independent Residents Group	Graham Williamson
Labour Group	Paul McGeary (Vice-Chair)

The Chairman reminded Members of the action to be taken in an emergency.

1. APOLOGIES FOR ABSENCE & SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Reg Whitney who was substituted by Councillor Ray Morgon.

2 DISCLOSURE OF INTERESTS

There were no declarations of interest.

3 PRESENTATION – JOINT VENTURE WORKING PARTY

The Working Party received a presentation that set out its terms of reference.

It was noted that the Working Party was responsible for advising on the Council's strategic vision for housing-based regeneration of the borough and for liaising with key stakeholders to ensure the vision was understood by public and private sector partners.

The presentation outlined the following objectives of the Working Party:

- To ensure that the Council's strategies and strategic frameworks supported the vision wherever possible.

- To lobby and ensure all necessary infrastructure was in place to support housing-based regeneration across the borough.
- To work and ensure that Havering residents benefited as much as possible from new opportunities as a consequence of regeneration.
- To work and ensure that any new housing development was appropriate to the needs of people in Havering, designed to meet local needs and developed in the best possible way to allow local people access to new homes.
- To ensure sufficiently strong partnership arrangements were in place with joint venture partners, the GLA and other key bodies to ensure sufficient influence to deliver the regeneration programme.

It was noted that the Working Party was a body for the purposes of the Local Government Act 1972 and therefore subject to the proportionality rules under the Local Government Act 1989.

The Working Party was also to be recognised as an Advisory Committee that would make recommendations to the Executive, but any decisions in relation to matters within the remit of the Working Party would be taken through the normal executive decision making processes of the council.

Meetings of the Working Party would be held at approximately two month intervals, and meetings would be recorded and agreed.

The Working Party noted the following joint ventures that would regularly report to the group:

- The Havering and Wates Regeneration LLP; a 50/50 partnership, contracted to last a minimum of 15 years and set to deliver estate regeneration across 12 housing sites owned by the Council.
- The Bridge Close Regeneration LLP; a 50/50 partnership contracted to deliver a vision for Bridge Close to create a new residential-led quarter for Romford.
- The Rainham and Beam Park Regeneration LLP; 50/50 partnership, contracted to deliver, over 10 years a vision to transform the A1306 corridor into a vibrant new urban extension providing new housing, social, physical and green infrastructure with good access to public transport and employment opportunities.

The Working Party noted the terms of reference.

Chairman

By virtue of paragraph(s) 4 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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