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Havering
LONDON BOROUGH

COUNCIL MEETING

6.30 pm Wednesday, 27 November 2013
At Council Chamber - Town Hall

Members of the Council of the London Borough of Havering are hereby summoned to attend a meeting of the Council at the time and place indicated for the transaction of the following business

**Acting Assistant
Chief Executive**

For information about the meeting please contact:

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Webcast

Please note that this meeting will be webcast.

**Members of the public who do not wish to appear
in the webcast will be able to sit in the balcony,
which is not in camera range.**

AGENDA

1 PRAYERS

2 APOLOGIES FOR ABSENCE

To receive apologies for absence (if any).

3 MINUTES (Pages 1 - 22)

To sign as a true record the minutes of the Meeting of the Council held on 9 October 2013 (attached).

4 DISCLOSURE OF PECUNIARY INTERESTS

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

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

5 ANNOUNCEMENTS BY THE MAYOR, BY THE LEADER OF THE COUNCIL OR BY THE CHIEF EXECUTIVE

To receive announcements (if any).

6 PRESENTATION ON SHARED SERVICES

To receive a presentation on the proposed Shared Services agreement with London Borough of Newham.

7 SHARED SERVICES - REPORTS AND RECOMMENDATIONS (Pages 23 - 30)

Reports of Cabinet (subject to approval by Cabinet) and Governance Committee (attached).

Deemed motion: That the reports be adopted as submitted.

NOTE: The deadline for amendments is midnight, Monday 25 November 2013.

NOTE: Members are reminded to bring with them the agenda papers from the Cabinet meeting of 20 November 2013.

8 PETITIONS

To receive any petition pursuant to Council Procedure Rule 23.

9 EXPANSION OF THE CAPITAL PROGRAMME TO FUND THE CONVERSION OF 6,000 SODIUM STREET LIGHTS TO MORE ENERGY EFFICIENT LED LIGHTS
(Pages 31 - 34)

To consider a report of Cabinet (attached).

NOTE: The deadline for amendments is midnight, Monday 25 November 2013

10 ALLOCATION OF FUNDING FOR THE DEVELOPMENT OF NEW AFFORDABLE HOUSING (Pages 35 - 42)

To consider a report of Cabinet (attached).

Note: The deadline for amendments is midnight, Monday 25 November 2013.

11 EXPANSION OF THE CAPITAL PROGRAMME TO PART FUND THE ROMFORD LEISURE DEVELOPMENT (Pages 43 - 44)

To consider a report of Cabinet (subject to approval by Cabinet) - attached.

Note: The deadline for amendments is midnight, Monday 25 November 2013.

12 APPOINTMENT OF AN INDEPENDENT PERSON FOR STANDARDS ISSUES
(Pages 45 - 46)

To consider a report of the Governance Committee (attached).

Note: The deadline for amendments is midnight, Monday 25 November 2013.

13 AMENDMENTS TO THE CONSTITUTION (Pages 47 - 48)

To consider a report of the Governance Committee (attached).

Note: The deadline for amendments is midnight, Monday 25 November 2013.

14 COUNCIL'S REVENUE BUDGET STRATEGY STATEMENT (Pages 49 - 52)

To consider a report of Cabinet (attached).

Note: The deadline for amendments is midnight, Monday 25 November 2013.

15 MEMBERS' QUESTIONS (Pages 53 - 60)

Attached.

16 MOTIONS FOR DEBATE (Pages 61 - 64)

See attached paper.



**MINUTES OF A MEETING OF THE COUNCIL OF THE
LONDON BOROUGH OF HAVERING
Havering Town Hall, Romford
9 October 2013 (7.30pm – 11.08pm)**

Present: The Mayor (Councillor Eric Munday) in the Chair

Councillors: June Alexander, Michael Armstrong, Clarence Barrett, Robert Benham, Becky Bennett, Sandra Binion, Jeffrey Brace, Wendy Brice-Thompson, Andrew Curtin, Keith Darvill, Michael Deon Burton, Osman Dervish, Nic Dodin, David Durant, Ted Eden, Roger Evans, Gillian Ford, Georgina Galpin, Peter Gardner, Linda Hawthorn, Linda Van den Hende, Lesley Kelly, Steven Kelly, Pam Light, Barbara Matthews, Robby Misir, Ray Morgon, Pat Murray, John Mylod, Denis O'Flynn, Barry Oddy, Fred Osborne, Garry Pain, Roger Ramsey, Paul Rochford, Geoffrey Starns, Billy Taylor, Barry Tebbutt, Frederick Thompson, Linda Trew, Jeffrey Tucker, Lawrence Webb, Keith Wells, Damian White, Michael White and John Wood.

Approximately twenty Members' guests and a representative of the press were also present.

Apologies were received for the absence of Councillors Denis Breading, Brian Eagling, Mark Logan, Paul McGeary, Ron Ower, Lynden Thorpe and Melvin Wallace.

The Mayor advised Members and the public of action to be taken in the event of emergency evacuation of the Town Hall becoming necessary.

Prayers were said by Father Kevin Skippon of St Laurence Church, Upminster.

The meeting closed with the singing of the National Anthem.

38 MINUTES (agenda item 3)

The minutes of the meeting of the Council held on 4 September 2013 were before the Council for approval.

The minutes were **AGREED** without division and it was **RESOLVED**:

That the minutes of the meeting of the Council held on 4 September 2013 be signed as a correct record.

39 **DISCLOSURE OF PECUNIARY INTERESTS (agenda item 4)**

All Members present disclosed an interest in agenda item 12 B – Motion on Members' Allowances as they were in receipt of such allowances.

40 **FORMER COUNCILLOR JACK HOEPELMAN**

The Council stood in silence as a mark of respect for former Councillor Jack Hoepelman who had recently died. Five Members paid tributes to Councillor Hoepelman.

41 **PETITIONS (agenda item 6)**

Pursuant to Council Procedure Rule 23, a petition was presented by Councillor Clarence Barrett concerning a request to extend double yellow lines outside Huskards Retirement Home, Waldegrave Gardens.

It was **NOTED** that the petition would be passed to Committee Administration for attention in accordance with the Council's Petitions Scheme.

42 **CHANGES TO THE PROCEDURE FOR COUNCIL QUESTIONS (agenda item 7)**

Following the formation of a fifth group on the Council, Governance Committee had recently considered a report giving options for the redistribution of Council questions. Governance Committee, at a meeting held on 10 September, had agreed that the number of questions should be retained at 15 per meeting and distributed on the same ratio as that used to calculate political balance in Committees. The allocation recommended by Governance Committee was Residents' Group 8 questions per Council meeting, Labour Group 3, Independent Residents' Group 2 and UKIP Group 2.

The recommendations of the Governance Committee were **APPROVED** without division and it was **RESOLVED**:

- 1 The maximum number of questions should remain 15
- 2 Rule 10.6(a) of the Council Procedure Rules (Notice of Questions) should be amended to read:

“A maximum of 15 questions can be submitted for a Council meeting all of which, together with any supplementary questions under Rule 10.5 will receive an oral reply at the meeting. Any questions in excess of the maximum number that are submitted will be treated as a Member enquiry and receive a written response.”

- 3 The distribution of questions should be:

Residents’ Group 8; Labour Group 3; Independent Residents’ Group 2; and United Kingdom Independence Party 2.

43 **PENSIONS COMMITTEE TERMS OF REFERENCE AND AMENDMENT TO THE CONSTITUTION (agenda item 8)**

At its meeting on 10 September, Governance Committee had approved some changes to the terms of reference of the Pensions Committee covering areas such as the appointment of an Internal Investment Manager, the establishment of an Infrastructure Evaluation Panel and the process for Project Approval. These would require a slight amendment to the powers of the Group Director – Resources as listed in the Constitution.

The recommendations of the Governance Committee were **APPROVED** without division and it was **RESOLVED**:

That the section of the Constitution dealing with the powers of the Group Director – Resources - Part 3, (paragraph 3.7.1 (e)) be extended to include the following section:

- (vii) **To make direct investments in local infrastructure assets as part of the Pension Fund local infrastructure portfolio in consultation with the Chair of Pensions**

44 **ANNUAL REPORTS OF COMMITTEES AND MEMBER CHAMPIONS (agenda item 9)**

Council received and considered the Annual Reports of the following:

Pensions Committee
 Standing Advisory Council on Religious Education
 Member Champion for the Armed Forces
 Member Champion for Diversity
 Member Champion for the Historic Environment
 Member Champion for the Over Fifties
 Member Champion for the Voluntary Sector Compact
 Member Champion for Younger Persons

Each Annual Report was **ADOPTED** without debate or division.

RESOLVED:

That the Annual Reports as listed be approved.

45 **APPOINTMENT OF VICE-CHAIRMAN OF AUDIT COMMITTEE (agenda item 10)**

Motion on behalf of the Residents' Group:

That Councillor Clarence Barrett be appointed Vice-Chairman of the Audit Committee.

Amendment by the Labour Group:

That Councillor Denis Breading be appointed Vice-Chairman of the Audit Committee.

Amendment by the Administration:

That Councillor Frederick Thompson be appointed Vice-Chairman of the Audit Committee.

Nomination by:	Councillor	Votes cast (see division 1)
Residents' Group	Clarence Barrett	16
Labour Group	Denis Breading	3
Administration	Frederick Thompson	26

Councillor Frederick Thompson was declared **ELECTED**.

46 **MEMBERS' QUESTIONS (agenda item 11)**

Twelve questions were asked and replies given.

The text of the questions, and their answers, are set out in **Appendix 1** to these minutes.

47 **HAROLD HILL AMBITIONS PROGRAMME (agenda item 12A)**

Motion on behalf of the Labour Group

This Council calls upon the Administration to disclose full details of its Harold Hill Ambitions Programme and its Implementation Plans to ensure democratic participation of its residents and their elected representatives in the future development of such plans.

Amendment on behalf of the Administration

This Council notes that after many years of Labour inactivity, this Administration has delivered on its manifesto pledge to revitalise the Harold Hill community through its ambitions programme.

Following debate, the Administration amendment was **CARRIED** by 36 votes to 3 (see division 2) and it was then **CARRIED** as the substantive motion without division.

RESOLVED that:

This Council notes that after many years of Labour inactivity, this Administration has delivered on its manifesto pledge to revitalise the Harold Hill community through its ambitions programme.

48 **MEMBERS' ALLOWANCES (agenda item 12B)****Motion on behalf of the United Kingdom Independence Party Group**

In view of the cuts that will inevitably have to be made to the 2014 budget in Havering, we propose that the Council agrees that ALL allowances for Councillors be cut by 30% to take effect from 1st January 2014. It is unfair that the Council Tax payers of Havering and the various departments within the Council are asked to bear the full brunt of these cuts and so by taking this reduction in Member allowances the Council is demonstrating that Members too are prepared to deal with the hard times ahead.

Amendment by the Independent Residents' Group

With the agreement of Council, this amendment was withdrawn by the Independent Residents' Group who indicated a wish to submit it as a motion in its own right to the next Council meeting.

Amendment by the Labour Group

The Council believes that Councillors Base and Special Responsibility Allowances should be set following the recommendations of the Independent Panel facilitated by London Councils and due to report early in 2014.

Amendment by the Administration

This Council notes that savings in budgets for the Councillors' allowances scheme for 2014/15 have been included in the Medium Term Financial Strategy and will be considered and decisions taken in February 2014 as part of the budget process for that year.

In view of the time, and in accordance with Council Procedure Rule 9.1 (b) the motion and amendments were dealt with by vote only.

The Labour Group amendment was **NOT CARRIED** by 30 votes to 3 (see division 3). The Administration amendment was **CARRIED** by 26 votes to 17 (see division 4) and then **CARRIED** as the substantive motion by 30 votes to 0 (see division 5).

49 **KERB BUILD OUT, BUTTS GREEN ROAD (agenda item 12C)**

Motion on behalf of the Independent Residents' Group

The Highways Advisory Committee unanimously rejected a proposal to put a bus stop kerb build-out outside the new Tesco store in Butts Green Road, Hornchurch, because the committee considered it would cause congestion and be a road safety hazard, particularly for motorists at night and for cyclists.

This decision was overturned by Cabinet Member for Community Empowerment and he did so without giving HAC members an opportunity to reconsider the matter or even informing Members of his intentions thus avoiding a 'call in' to examine his decision.

He said he did so because a kerb build-out was needed to make the bus stop fully accessible for wheelchair users and because he wanted it in place before Tesco opened.

A worthy aim but not something that should be imposed irrespective of local conditions and at the expense of road safety!

Therefore the Council regrets the Cabinet Member's conduct and his decision to 'booby-trap' Butts Green Road, Hornchurch against the unanimous advice of the Highways committee.

Amendment on behalf of the Administration

This Council notes that the Cabinet Member for Community Empowerment took an executive decision as to the build out at the bus stop outside the site of the new Tesco convenience store in Butts Green Road upon the professional advice of Highways Engineers and of TFL and after considering the advice of the Highways Advisory Committee and that the change will be kept under close review and revisited if necessary.

In view of the time, and in accordance with Council Procedure Rule 9.1 (b) the motion and amendment were dealt with by vote only.

The Administration amendment Group motion was **CARRIED** by 26 votes to 7 (see division 6) and it was then **CARRIED** as the substantive motion without division.

RESOLVED that:

This Council notes that the Cabinet Member for Community Empowerment took an executive decision as to the build out at the bus stop outside the site of the new Tesco convenience store in Butts Green Road upon the professional advice of Highways Engineers and of TFL and after considering the advice of the Highways Advisory Committee and that the change will be kept under close review and revisited if necessary.

50 **WEBCASTING OF REGULATORY SERVICES COMMITTEE MEETINGS (agenda item 12D)**

Motion on behalf of the Independent Residents' Group

The Council agrees that in the interests of transparency all future meetings of the Regulatory Services Committee must be webcast, particularly as the existing Webcasting contract allows for the coverage at no extra cost.

In view of the time, and in accordance with Council Procedure Rule 9.1 (b) the motion and amendment were dealt with by vote only.

The Independent Residents' Group motion was **NOT CARRIED** by 32 votes to 14 (see division 7).

51 **VOTING RECORD**

The record of voting divisions is attached as **Appendix 2**.

Mayor
27 November 2013

9th October COUNCIL, 2013

MEMBERS' QUESTIONS

1 Harrow Lodge Park

To the Cabinet Member for Culture, Towns & Communities, (Cllr Andrew Curtin)

By Councillor John Mylod

Question:

Given the appalling condition of Harrow Lodge Park, and in particular the water features, would the Cabinet Member set out what investment and improvements are to be made in the short and long term to deal with this highly unsatisfactory situation?

Answer:

I am very grateful to Cllr. Mylod for the question.

We have four main areas of focus in Harrow Lodge Park; the role of the park as a nature conservation corridor linking the centre of the village and Elm Park to the natural environment at Thames Chase and elsewhere; the aesthetic appeal of the park in the visual character of Hornchurch and Elm Park; play and recreation facilities in the park and the role of the park as a venue for major events such as the Havering Show.

We have spent over £400,000 in pursuit of these aims at Harrow Lodge Park in recent years, and further investment will continue to be made in the future. Two new play areas have been installed, as well as a new skate park, new lighting along some footpaths, the tennis courts have been refurbished, an outdoor gym installed at the southern end of the park and improvements made to the bowls club car park. A large amount of new park furniture has been installed including 9 bins, 6 benches, 34 bollards and other work including repairing fences and barriers and planting new trees.

Most importantly improvements have been made to the management of the park to strengthen its role as a habitat for nature conservation and to ensure that it acts as effectively as possible as a link through which nature can move, so that biodiversity does not become hemmed in to only certain areas of the borough - something which would be detrimental to nature and to our own quality of life.

This has contributed to our four main aims for the park by helping to improve the visual aspect of the park from the street at both ends of the park, improving nature conservation and providing new and increased play and recreational facilities.

Responsibility for infrastructure in the centre of the park is shared between us and Thames Water, who have a major interest in the site due to the hydraulics of the River Ravensbourne and the role of this part of the park in flood prevention in Hornchurch, Elm Park and Havering in general.

We feel that a number of aspects of the environment at the Warren Drive entrance to the park do not make a positive contribution to the aesthetics of the entrance to the park and are now outdated solutions to the flood prevention and water-flow issues to which they relate. But we recognise that this aspect of the environment of the park is primarily the responsibility of the Environment Agency and Thames Water and that a solution will require multi-million pound investment from them. We have actively sought funding which would have enabled larger-scale transformation and improvements to habitats at this site, but the level of funding that is required is no longer available.

None-the-less, we continue to take a pro-active approach to minimising the negative impacts of this area on the general environment of the park, and I hope that further measures can be taken in the future.

I understand that, happily, rapid action by the Parks Protection Service, Harrow Lodge Nature Conservation Volunteers and the Swan Sanctuary after the unforeseeable outbreak of Avian Botulism at the site in the summer meant that a great many of the birds survived. Despite this, I am very glad that we have pursued a policy of active intervention since then to reduce the risk of such an outbreak occurring again.

A timetable for works at the lake was published in September and implementation has been effective and on schedule. The new fountain and aeration equipment were all installed on time. Aqua liming of the lake to reduce silt and cool the water began on time in the week commencing 23rd September and, after completion of this round, will be done again in April 2014. Removal of wood from the lake began as timetabled in the week commencing 30th September, and trees around the lake will be cut back and unnecessary shrubs removed in October and November.

Debris is removed from the silt trap and around the lake twice a week and I hope that an effective way can be found of removing rubbish from the lake.

In tandem with this, measures will be implemented to improve the visual aspect of entrances to the park and key locations, and further work done to strengthen the role of the park as a habitat for nature.

Harrow Lodge Park plays an important part in the environment and character of Hornchurch and Elm Park. Writing in 1917 the first historian of Hornchurch, C. T. Perfect, said of the village that “the site of the golden corn in August, when the fields are ripe for harvest, is a thing of beauty, and worth coming many miles to see.”

Clearly much has changed since then, but the link to nature is still very important to Hornchurch and Elm Park, and Harrow Lodge Park plays a central role in this alongside measures such as the green roof at new Elm Park library, strengthening nature conservation in the High Street by increasing the number of trees in it as part of its recent refurbishment, introducing new planting areas to promote year round habitats and food sources at the green by the theatre and Appleton Way car park, and forthcoming improvements at Langtons Gardens and around St. Andrew’s Church.

In this context there is no foundation for Cllr. Mylod’s view that Harrow Lodge Park is in an appalling condition or that there is anything highly unsatisfactory about it, something which seems borne out by the fact that he has never felt moved to raise any concerns about the park with me.

In contrast, we will continue to take a coherent approach to further improving nature conservation, the environment, play and recreation facilities and events at this important site, and I note with great satisfaction that 80% of the over 1,000 residents in Elm Park, St. Andrew’s and Hylands Wards who responded to the recent Your Council Your Say survey said they were very satisfied or satisfied with the parks in their area, one of the highest scores for any service among those respondents.

We agree with them that the quality of the park is very important, and will continue to make improvements to reflect that view in the future. In the meanwhile I am very grateful to Harrow Lodge Nature Conservation Volunteers and to the borough’s excellent Parks Department for the work which they do at this complex site, and look forward to further improvements here in the future.

In response to a supplementary question, the Cabinet Member confirmed that he would be happy to discuss issues such as consultation with residents and the potential establishment of a Friends of the Park group with the Member concerned. The Cabinet Member was happy that the Council’s work to improve the park had been praised by local residents.

2 London Living Wage

To the Cabinet Member for Transformation (Councillor Michael Armstrong)

By Councillor Keith Darvill

Question:

How many employees of the Council are paid below the current London Living Wage of £8.55p per hour?

Answer:

Currently there are 91 employees in the corporate and schools payrolls below the London Living Wage.

In response to a supplementary question, the Cabinet Member felt it was important to consider the financial implications of the Council signing up to the London Living Wage and confirmed he would investigate the matter further.

3 Romford Leisure Centre

To the Cabinet Member for Culture, Towns & Communities, (Cllr Andrew Curtin)

By Councillor Jeffrey Tucker

Question:

Please provide an update regarding the new Romford Leisure Centre.

In particular what progress has been made in developing the Western Road site and has there been any changes regarding the projects financial viability?

Answer:

The Council is in the final stages of negotiation on a limited number of detailed legal, construction and financial issues. These need to be resolved before the contract agreement between the Council and Morrisons becomes unconditional and the building work can proceed.

Work on a multi-million-pound project of this scale will always be complex and lengthy – with a lot of legal and financial work going on behind the scenes. Getting the detail of the building right and the best people in place to do the work takes time, but it's the right approach to take.

In response to a supplementary question, the Cabinet Member was confident that the new Romford Leisure Centre would be successful and added that

there needed to be constant downward pressure on the costs involved with the project.

4 Christmas decoration – Rush Green

To the Cabinet Member for Community Empowerment (Councillor Robert Benham)

By Councillor Fred Osborne

Question:

Can the Cabinet Member please advise as to the reason why there has never been any Christmas decoration supplied to the Rush Green Shopping area as this is a main thoroughfare to Romford. Also this is the only area without anything being carried out.

Answer:

In the run up to the Christmas period our focus will be on supporting local businesses to get the very best out of the season. Christmas street lights and decorations go some way towards encouraging customers from the borough and beyond to come to Havering to buy gifts, visit local cafes and grab a festive drink in the bars and pubs in the area.

Havering certainly doesn't scrimp on Christmas decorations and we've also brokered-in external funding in some instances to bolster our own investment. However, we do have to prioritise the areas with the greatest number of businesses and most shoppers, as the budget is not limitless.

Nevertheless, we are halfway through a programme of work worth £150,000 to make sure that Rush Green can get a well-deserved facelift. This work will include resurfaced pavements, including privately owned shop forecourts, and new street furniture to make the parade a more attractive and convenient place to shop throughout the year - not just at Christmas.

In response to a supplementary question, the Cabinet Member reiterated that there was a limited budget for Christmas decorations and that the Council needed therefore to prioritise.

5 Fire Rescue Unit at Hornchurch**To the Leader of the Council (Councillor Michael White)**

By Councillor Barbara Matthews

Question:

Would the Leader set out what steps were taken by this Administration to retain the Fire Rescue Unit at Hornchurch fire station?

Answer:

Cllr Matthews will remember the unsuccessful campaign we had to save the unit in Hornchurch in the year 2000. Since then, because of the work of our Assembly Member, that unit has been reestablished in Harold Hill. The spare space at Hornchurch was filled by the FRU.

The economic situation in London and the need to save money has hit all of the Mayor's services. There was a consultation on fire services which did not include recommendations to make changes in Havering. But you will know that following a very vocal campaign by the Labour group and others on the GLA, the situation has been reassessed and as a result of that reassessment, Havering will now lose that unit in Hornchurch.

You may also be aware that a number of local authorities are carrying out a judicial review in relation to the loss of stations in inner London. We've been asked as a Council if we might care to join that JR and up to yet we have not agreed to do that because I believe it won't benefit Havering.

In response to a supplementary question, the Leader of the Council expressed his disappointment at losing the Fire and Rescue Unit in Hornchurch. He added that Havering may be covered by the Fire and Rescue Unit in Thurrock and that the Havering Unit was only being used for 4% of the time.

6 Football pitches at Dagnam Park**To the Cabinet Member for Culture, Towns & Communities, (Cllr Andrew Curtin)**

By Councillor Pat Murray

Question:

Have the proposed plans for football pitches at the Manor, Dagnam Park been fully approved by Sport England and Havering Sports Council

Answer:

The provision of football pitches at Dagnam Park was a requirement of a condition attached to the planning permission for residential development of a site in Gooshays ward.

The condition required details of the pitches to be approved in consultation with Sport England. Sport England raised no objection in response to the consultation, so the condition has been discharged.

Havering Sports Council (HSC) is notified of planning applications that relate to sporting provision but does not normally comment on applications itself. This proposal was discussed by the HSC and there were a number of views on it.

HSC acts as a very useful forum for discussing planning matters related to sports provision, but is not a decision-making body.

In response to a supplementary question, the Cabinet Member would ask officers to confirm planning permission would be broken if the nearby school withdrew use of the parking and changing facilities for the park. The Cabinet Member was not aware of any negative impact on nature in the area.

7 **A&E at King Georges**

To the Deputy Leader of the Council, Cabinet Member for Individuals (Councillor Steven Kelly)

By Councillor Mark Logan

Question:

When will the A/E at King George Hospital close and merge in with the Queen's Hospital Romford

Answer:

That is an NHS decision – it's not a Council decision, but I'll reiterate the Administration's policy which is very clear:

We will not tolerate the closure of the blue light section of King George Hospital until it's declared fully safe by the necessary medical authorities.

Even when this has happened, it is the blue lights only that will be redirected to the Queen's. There will still be a doctors unit at King George which will provide services 24 hours a day for everything except blue lights.

In response to a supplementary question, the Deputy Leader of the Council reiterated that the decision to close A&E at King Georges was a decision of the Hospitals Trust, not the Council. He felt that this would benefit Havering residents as consultants would then be concentrated in Queen's Hospital rather than across two sites. The Deputy Leader felt that there was no risk to Havering residents from such a closure.

8 Road and Footway Lining

To the Cabinet Member for StreetCare (Councillor Barry Tebbutt)

By Councillor Brian Eagling

Question:

In respect of road/footway lining, would the Cabinet Member give an assurance that:

- a) All marked parking bays, including on footways, are clearly marked so that enforcement is carried out in a fair and transparent manner.
- b) All road/pavement lines are inspected after reinstatement works

Answer:

- a) We have a system in place for maintaining, implementing and inspecting parking bays. Officers out on patrol see and report any defects, and any enforcement on parking in those bays is temporarily suspended until maintenance work is carried out.
- b) StreetCare monitors all work sites, including those that have been carried out by utility companies, to ensure that all aspects of the highways, including road markings are put back. During footway construction and resurfacing works, officers also review whether the bays meet existing legislative requirements for parking bays as well, which could result in them being moved or removed.

If you're aware of somewhere that needs inspection, please let us know.

In response to a supplementary question, the Cabinet Member advised that bays that had been resurfaced but not re-marked should be reported to Council officers who would inspect this. Officers were required to follow the relevant rules and Regulations as regards enforcement.

9 Briar Road Estate Parking Plan**To the Cabinet Member for Housing (Councillor Lesley Kelly)**

By Councillor Paul McGeary

Question:

When will the Council bring forward a draft parking plan to address the expected congestion during the building and construction phases due to commence shortly and also the long term pressures that are likely to arise following completion of the developments?

Answer:

Although Notting Hill Housing and Hill Construction are responsible for minimising parking disruption during the work on the Briar Road estate, the Council knows from regular meetings with residents that parking is an issue they want addressed.

That's why we're currently working closely with Notting Hill to produce parking plans for the period the works are taking place which will be available next month. These aim to reduce the inevitable disruption caused by any project of this scale.

In terms of the longer-term picture, when the works are completed, each new build plot will have its own resident parking. And the Council has already started making provision to increase the number of parking spaces through selected garage clearances. With these plans in place, we do not anticipate any long term pressures on parking in the future.

In response to a supplementary question, the Cabinet Member confirmed that residents had been made aware of likely disruption during the construction phase. Work on the long-term plan was also being undertaken.

10 TFL consulting on London buses

To the Leader of the Council (Councillor Michael White)

By Councillor David Durant

Question:

TfL are consulting on London Buses going cashless!

The Council has responded listing the drawbacks and objected, particularly because the number of cash-fares remains high in Havering.

The final decision will be taken by GLA Mayor who was elected on a promise to support outer-London.

Does the Council Leader agree that Boris Johnson would be breaking this election promise if he allows London Buses to go cashless?

Answer:

No, I do not believe he would.

In response to a supplementary question, the Leader confirmed that Boris Johnson had made no election promises regarding cashless fares. Havering had the oldest population in Greater London and the Leader had written to the Mayor of London about the situation.

11 Roads & Pavements (weeds issue)

To the Cabinet Member for StreetCare (Councillor Barry Tebbutt)

By Councillor Ray Morgon

Question:

Would the Cabinet Member confirm what he intends to do to eradicate the annual problem of weeds covering many roads and pavements across Havering throughout the summer?

Answer:

We manage weeds on roads and pavements via a weed control contractor. All roads in the borough receive four weed spray treatments each year between March and November.

We did note a recent problem in some areas and we raised this with our contractor who then realised that there was a problem with their spraying equipment.

They've resolved the equipment issue and revisited the problem areas. The contractor has also provided additional employees to manually pull out large weeds and our supervisors continue to monitor the situation.

If required, a further spray treatment will be considered when the programme of treatment is completed in November.

In response to a supplementary question, the Cabinet Member confirmed that the effectiveness of weed spraying was monitored by the contractor. The contract itself was also monitored and was due for renewal.

12 Sunset Drive Park Home Site

To the Cabinet Member for Housing (Cllr Lesley Kelly)

By Councillor Denis O'Flynn

Question:

Will she make a statement about progress in ensuring that the terms of the amended Caravan Sites Act License have been complied with?

Answer:

A full inspection of the site took place on Tuesday 13 August where it was found that the site road – a major issue for residents - had been completely resurfaced. It was also found that low level lighting had been installed.

However, the Chair of the Residents Association raised a few issues which prompted another inspection on Friday 27 September. Further improvements had been made which included newly replaced speed humps and a new pedestrian ramp.

There are still slight concerns around lighting in the park and road gullies which have been affected by road resurfacing work in the area. However, the Chair of the Residents Association has reported that the improved working relationship with the owner of the site remains positive and he is confident these issues will be resolved in due course.

In essence, sufficient improvements have been made to the site that there was no grounds for enforcement action. I am confident that the Residents Association will contact the Council if further assistance is required.

In response to a supplementary question, the Cabinet Member confirmed that, as this was a private site, no Council road sweeping service could be offered.

<i>DIVISION NUMBER:</i>	1	2	3	4	5	6	7
The Mayor [Cllr. Eric Munday]	O	O	O	O	O	O	O
The Deputy Mayor [Cllr. Linda Trew]	X	✓	X	✓	✓	✓	X
<u>CONSERVATIVE GROUP</u>							
Cllr. Michael White	X	✓	X	✓	✓	✓	X
Cllr. Michael Armstrong	X	✓	X	✓	✓	✓	X
Cllr. Robert Benham	X	✓	X	✓	✓	✓	X
Cllr. Becky Bennett	X	✓	X	✓	✓	✓	X
Cllr. Jeff Brace	X	✓	X	✓	✓	✓	X
Cllr. Wendy Brice-Thompson	X	✓	X	✓	✓	✓	X
Cllr. Andrew Curtin	X	✓	X	✓	✓	✓	X
Cllr. Osman Dervish	X	✓	X	✓	✓	✓	X
Cllr. Roger Evans	X	✓	X	✓	✓	✓	X
Cllr. Georgina Galpin	X	✓	X	✓	✓	✓	X
Cllr. Peter Gardner	X	✓	X	✓	✓	✓	X
Cllr. Lesley Kelly	X	✓	X	✓	✓	✓	X
Cllr. Steven Kelly	X	✓	X	✓	✓	✓	X
Cllr. Pam Light	X	✓	X	✓	✓	✓	X
Cllr. Robby Misir	X	✓	X	✓	✓	✓	X
Cllr. Barry Oddy	X	✓	X	✓	✓	✓	X
Cllr. Gary Pain	X	✓	X	✓	✓	✓	X
Cllr. Roger Ramsey	X	✓	X	✓	✓	✓	X
Cllr. Paul Rochford	X	✓	X	✓	✓	✓	X
Cllr. Geoffrey Starns	X	✓	X	✓	✓	✓	X
Cllr. Billy Taylor	X	✓	X	✓	✓	✓	X
Cllr. Barry Tebbutt	X	✓	X	✓	✓	✓	X
Cllr. Frederick Thompson	X	✓	X	✓	✓	✓	X
Cllr. Lynden Thorpe	A	A	A	A	A	A	A
Cllr. Melvin Wallace	A	A	A	A	A	A	A
Cllr. Keith Wells	X	✓	X	✓	✓	✓	X
Cllr. Damian White	X	✓	X	✓	✓	✓	X
<u>RESIDENTS' GROUP</u>							
Cllr. Clarence Barrett	✓	✓	O	O	O	O	✓
Cllr. June Alexander	✓	✓	O	O	O	O	✓
Cllr. Nic Dodin	✓	✓	O	O	O	O	✓
Cllr. Brian Eagling	A	A	A	A	A	A	A
Cllr. Gillian Ford	✓	✓	O	O	O	O	✓
Cllr. Linda Hawthorn	✓	✓	O	O	O	O	X
Cllr. Barbara Matthews	O	✓	O	O	O	O	✓
Cllr. Ray Morgon	✓	✓	O	O	O	O	✓
Cllr. John Mylod	✓	✓	O	O	O	O	✓
Cllr. Ron Ower	A	A	A	A	A	A	A
Cllr. Linda Van den Hende	✓	✓	O	O	O	X	X
Cllr. John Wood	✓	✓	O	O	O	O	✓
<u>LABOUR GROUP</u>							
Cllr. Keith Darvill	O	X	✓	O	O	X	✓
Cllr. Denis Breeding	A	A	A	A	A	A	A
Cllr. Paul McGeary	A	A	A	A	A	A	A
Cllr. Pat Murray	O	X	✓	O	O	X	✓
Cllr. Denis O'Flynn	O	X	✓	O	O	X	✓
<u>INDEPENDENT LOCAL RESIDENTS' GROUP</u>							
Cllr. Jeffery Tucker	✓	O	O	X	O	X	✓
Cllr. Michael Deon Burton	✓	O	O	X	O	X	✓
Cllr. David Durant	✓	O	O	X	O	X	✓
Cllr. Mark Logan	A	A	A	A	A	A	A
<u>UNITED KINGDOM INDEPENDENCE PARTY</u>							
Cllr. Lawrence Webb	✓	O	X	X	✓	O	X
Cllr. Sandra Binion	✓	O	X	X	✓	O	X
Cllr. Ted Eden	✓	O	X	X	✓	O	X
Cllr. Fred Osborne	✓	O	X	X	✓	O	X
TOTALS							
✓ = YES	16	36	3	26	30	26	14
X = NO	26	3	30	7	0	7	32
O = ABSTAIN/NO VOTE	5	8	14	14	17	14	1
ID = INTEREST DISCLOSED/NO VOTE	0	0	0	0	0	0	0
A = ABSENT FROM MEETING	7	7	7	7	7	7	7
	54	54	54	54	54	54	54

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CABINET

Shared Back Office Functions with the London Borough of Newham

A report is due for consideration at Cabinet on 20 November concerning the creation of a Joint Committee with the London Borough of Newham to create a shared back office function.

Both Newham and Havering Councils have faced considerable financial pressures in recent years, with Havering having to make £40million on savings by 2014. Recognising that reductions in local government funding will continue but, however with little room as individual authorities to make further reductions in support service costs, the two Councils agreed, in October 2012, to work together to fully share back office services. The aim was to drive down costs and make savings which will allow protection for frontline services for residents.

Havering and Newham have worked quickly to develop the shared service in order to maximise the savings it can achieve. Go Live is aimed for December 2013, with full redesign and transformation of services completed by 2018/19. The two Councils are also ambitious to market the shared service to other councils, public and third sector organisations, creating a preferred model for support services and generating additional income for both councils.

The report outlined the main benefits of the shared service as:

- Improving the customer experience
- Increasing operational efficiency
- Reducing the costs of support services by sharing staff & assets
- Resilience and flexibility through standard systems and a pool of resources
- Building on best practice service delivery in either Council
- Pooling scarce specialist resources and creating additional capacity
- Savings through common procurement strategies and sharing expertise
- Reducing the cost of transformation for each Council by doing things only once

The proposed shared service will include 21 separate services across the two Councils with a combined cost of shared in scope services of £57m and employing 1,100 people. The back office services include:

- Human Resources
- Payroll
- ICT
- Finance
- Council Tax, Benefits and Business Rates
- Legal Services
- Democratic Services
- Procurement
- Business Improvement
- Property, Asset Management and Facilities
- Health and Safety
- Audit, Insurance and Risk Management
- Transport

The shared service will be delivered through a Joint Committee model, with three members of the Executive from each Council making up the Joint Committee. The Joint Committee was chosen over other models, such as simply outsourcing all the services, as it enables retention of all the savings, provided a more flexible approach to developing the shared service and will allow marketing of the service to take place to additional users. The Joint Committee will go live some time during December once both Councils have given approval.

Under the proposed model for the shared service all of its staff would continue to be employed by one of the two Councils; the shared service itself would not employ anyone. This means that there would be no need for a TUPE transfer of staff and the impact on the two Councils' pension funds would be negligible. Staff will remain on their existing terms and conditions.

In terms of financing, for the period 1st April 2014 to 31st March 2019 the total annual cost incurred by the Joint Committee in discharging the delegated functions each financial year by the Joint Committee for the period 1st April 2014 to 31st March 2019 should not exceed the amount (at 1st April 2014 values) shown in column B of the table below. The proportion of that total cost paid by Newham and Havering Councils would be as set out respectively in columns C and D of the table below.

	B	C	D
	Total Cost of Shared Services £000	Newham %	Havering %
2014/15	53,128	64	36
2015/16	49,450	64	36
2016/17	48,296	63	37
2017/18	47,492	63	37
2018/19	46,628	63	37

The estimated total cost of discharging the delegated functions for future financial years and the relative proportions of the cost to be paid by each Council, following consultation with the Joint Committee, would be recalculated by the Councils annually by mid-January preceding the start of the relevant financial year on the same basis as set out above, unless otherwise agreed by the Councils.

The annual estimated cost of each delegated functions will be set and agreed by the Joint Committee, based on the annual Service Plan requested by each council and will then only be adjusted in the event of significant differences in the levels of service required by the Council's during the year. For this purpose a significant difference would be more than 1% of the total annual revenue cost of the whole shared service or of the cost of the relevant delegated function.

It is estimated that the shared service will achieve £41.2 million in savings over five years. £4.1 million in savings in its first full year (2014/15) rising to £10.6million by 2018/19. The split of savings is as follows: Havering will receive £15.1million and Newham £26.1million. These figures do not include any additional savings from accommodation or future joint procurement, or any income from other organisations joining the service.

The total cost of implementing the shared service is estimated at £3.9million over five years which is less than the first year's anticipated savings.

The profiled savings for the shared services are as below:

	Estimated Savings				
	Year 1 2014/15 (£000)	Year 2 2015/16 (£000)	Year 3 2016/17 (£000)	Year 4 2017/18 (£000)	Year 5 2018/19 (£000)
Havering	1,460	2,829	3,314	3,566	3,904
Newham	2,652	4,961	5,629	6,182	6,708
Total	4,112	7,790	8,943	9,748	10,612

The table below shows the estimated breakdown of the savings for Havering net of investment (excluding possible redundancy provision). Savings will not all fall to the General Fund as shown below. It should be noted that the actual split will be finalised as part of the recharging mechanism within the budget setting process.

	Estimated savings				
	Year 1 2014/15 (£000)	Year 2 2015/16 (£000)	Year 3 2016/17 (£000)	Year 4 2017/18 (£000)	Year 5 2018/19 (£000)
<i>Gross savings</i>	1,460	2,829	3,314	3,566	3,904
<i>Investment costs (excl. redundancy)</i>	337	169	-	-	-
Net total savings (excl. redundancy)	1,122	2,660	3,314	3,566	3,904
<i>General Fund</i>	892	2,114	2,635	2,834	3,103
<i>HRA</i>	118	280	349	376	412
<i>DSG</i>	13	32	40	43	47
<i>Capital</i>	51	120	149	161	176
<i>Pension Fund</i>	34	80	100	107	117
<i>Collection Fund</i>	14	33	42	45	49
	1,122	2,660	3,314	3,566	3,904

Accordingly, Council is asked to support the proposal to Cabinet to create a shared service for back office functions (as listed in the business case Appendix 2 schedule 2 to the Cabinet report) with the London Borough of Newham.

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COUNCIL, 27 NOVEMBER 2013

REPORT OF THE GOVERNANCE COMMITTEE

CREATION OF A SHARED SERVICES JOINT COMMITTEE – AMENDMENT TO THE CONSTITUTION

Governance Committee, at its meeting on 13 November 2013 was reminded that the Council together with the London Borough of Newham was proposing to run the back-office function of both Councils as a joint operation under the control of a Joint Committee. The implementation of this proposal would require the Council's Constitution to be amended to allow for such a joint venture to proceed (similar changes would have to be approved by Newham).

There was some degree of urgency because, in order to maximise the opportunity for both boroughs to benefit from mutually arranged reductions in expenditure from 1 April 2014, the Joint Committee would have to be created and ready to begin its work as soon as possible.

The first steps to setting up this Joint Committee would be that both Councils' Cabinets adopted the plan (which in Havering was 20 November and Newham, 21 November) with Havering's decision being ratified by full Council on the 27 November.

Members deliberated at length about the potential implications of the creation of such a body but acknowledged that delay would unnecessarily impact on the ability of both councils beginning to reap the benefits of reduced costs and consequent savings and would put both councils at risk in their attempts to ensure all necessary services were provided within budget.

The Committee was reminded that whatever decisions were taken in Cabinet and full Council, the Constitution itself needed to be amended to accommodate a joint body and that this was the sole purpose of the report.

The Governance Committee accordingly recommends to Council that:

1. It agrees to the formation of a joint committee with the London Borough of Newham to deliver various back-office functions for both Councils.

And that the section of the Constitution dealing with Joint Working Delegations (Section 2.8) be extended to include the following:

2. The following amendment to the constitution is made:
In section 2.8 Joint Working Delegations add:

(c) Shared Services Joint Committees

This is an executive committee of this Council and the London Borough of Newham with a membership of 3 councillors from the executive of each Council.

The committee's functions will be from the 1st April 2014 to control and co-ordinate the back-office functions of both Councils, in the case of Havering these will be:

- (a) Finance & Procurement
- (b) Exchequer Services
- (c) Asset Management
- (d) Legal Services
- (e) Democratic Services
- (f) Strategic HR and Organisational Development
- (g) Business Systems

These functions are set out in detail in Schedule 2 of the Joint Committee Agreement with the London Borough of Newham.

The Joint Committee will, prior to the 1st April 2014 determine the senior management arrangements for the proposed shared service.

CABINET

Expansion of the Capital programme to fund the conversion of 6,000 sodium street lights to more energy efficient LED lights

The Council provides and maintains approximately 18,000 street lights across the borough. There is no statutory obligation for the Council to provide street lighting, but it does have a duty of care to road and footpath users and could face claims if it failed to provide adequate lighting which led to injuries and damage. Currently the council spends over £650k a year on electricity for street lighting, excluding the streetlights within the social housing estate which are paid from the Housing Revenue Allocation (HRA). In view of the need to make large efficiency savings and reduce the maintenance costs, of future streetlight budgets, the Energy Strategy Team have been working with the Streetcare Service to identify ways of reducing this sizeable annual electricity bill.

In the current financial climate, all local authorities with responsibility for highways have been looking at ways to reduce the substantial cost of lighting their roads, and have adopted a number of ways to do this. The conversion of existing light sources to modern Light Emitting Diode (LED) is becoming a popular choice amongst local authorities as a way to reduce long term energy costs, as the savings are substantial in both energy and maintenance costs.

The benefits of LED lighting are:

- LEDs use around 60% less energy than current light sources.
- The lifetime of LED street lights is usually 10 to 15 years, three times the life of current technologies adopted. The much less frequent need to service or replace LEDs means a greatly reduced maintenance cost.
- LEDs can easily be dimmed when less street lighting is needed, such as late at night, and at dusk or early dawn, again offering more savings opportunities.
- LEDs provide a white light which is closer to daylight and allows colours to be seen easily, White light also offers further advantages in that pedestrians feel more secure in their environment and driver reaction time is improved due to improved vision in low lighting situations (mesopic vision).
- LEDs switch on instantaneously, unlike other commonly used street lighting. LEDs do not have a problem restarting immediately following a brief power failure or if inadvertently turned off.
- LEDs do not contain mercury or lead making disposal of 'blown' lamps less problematic.

The Council's street lighting team have undertaken a number of small trials of various types of LED lights in selected residential roads across the borough over the past year. Following these trials a larger trial involving 200 of the best performing LED light

in five roads has now been completed. There have been positive responses from residents and Streetcare staff working in the trial areas who are pleased with the lighting improvements. The aims of the trials were to identify if LED lanterns would reduce street lighting energy costs whilst maintaining an acceptable street lighting level. The trials confirmed that the use of LED lighting has the ability to reduce cost whilst maintaining (and in some cases improving on) current lighting levels. Most available LED street lights come with a ten year guarantee and an average life of 15 years.

The Council currently spends £53.49 per street light, on residential roads, replacing the lantern components every three years, which for 6000 street lights equates to an annual cost of £106,980. Replacing these with LED lanterns will cost £80 per street light every **ten** years, which for 6000 street lights equates to an annual cost of £48,000 – a significant saving of £59,000.

The selected 6,000 streetlights are situated in residential roads across the whole borough. Not all residential roads are included in this project - only those which have been deemed to benefit from the changeover to LED lanterns at this time. The current proposal focuses on those roads which currently have sodium streetlights and the specific spacing between lighting columns which make the use of LEDs lights viable. Given the speed with which LED street light technology is progressing, following a successful implementation on residential roads, further investigations will be undertaken to find suitable LED lanterns for other roads and social housing streetlights.

Cabinet agreed to:

- a) Proceed to tender for the purchase of 6,000 LED lanterns and the conversion of 6000 sodium street lights, in residential roads.
- b) Apply for the maximum interest free loan available under the Salix Energy Efficiency Loan Scheme (SEELS) of £770,000 to part fund this project.

Cabinet RECOMMENDS to the Council that it add the funding of the scheme as set out in Appendix A to the Capital Budget for 2013/14

LED Streetlighting - proposed implementation - estimated financial impact

APPENDIX A

Year	0	1	2	3	4	5	6	7	8	10	11	12	13	14	15	16	Totals
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	
Total Cost	288,889	1,011,111															1,300,000
Less Tfl funding		(50,000)															(50,000)
Less loan	(171,111)	(598,889)															(770,000)
Initial Cost to Council	117,778	362,222															480,000
Loan repayment		192,500	192,500	192,500	192,500												770,000
Capital Cost to Council	117,778	554,722	192,500	192,500	192,500												1,250,000
Revenue Savings																	
Energy	(25,667)	(117,553)	(166,566)	(173,229)	(180,158)	(187,365)	(187,365)	(187,365)	(187,365)	(187,365)	(187,365)	(187,365)	(187,365)	(187,365)	(187,365)	(187,365)	(2,724,188)
Component replacement		(44,235)	(58,980)	(58,980)	(58,980)	(58,980)	(58,980)	(58,980)	(58,980)	(58,980)	(58,980)	(58,980)	(58,980)	(58,980)	(58,980)	(58,980)	(457,095)
Total revenue savings	(25,667)	(161,788)	(225,546)	(232,209)	(239,138)	(246,345)	(246,345)	(246,345)	(246,345)	(246,345)	(246,345)	(246,345)	(246,345)	(246,345)	(246,345)	(246,345)	(3,594,143)
Net flow in year	92,111	392,934	(33,046)	(39,709)	(46,638)	(246,345)	(246,345)	(246,345)	(246,345)	(246,345)	(246,345)	(246,345)	(246,345)	(246,345)	(246,345)	(246,345)	(2,344,143)
Net flow cumulative	92,111	485,045	451,999	412,290	365,651	119,307	(127,038)	(373,383)	(619,728)	(866,073)	(1,112,418)	(1,358,763)	(1,605,108)	(1,851,453)	(2,097,798)	(2,344,143)	
Payback year 6																	
NPV at 4%	1	0.962	0.925	0.889	0.855	0.822	0.790	0.760	0.731	0.703	0.676	0.650	0.625	0.601	0.577	0.555	
NPV of net flow in year	92,111	378,002	(30,568)	(35,301)	(39,876)	(202,495)	(194,613)	(187,222)	(180,078)	(173,181)	(166,529)	(160,124)	(153,966)	(148,053)	(142,141)	(136,721)	
Net NPV flow cumulative	92,111	470,114	439,546	404,244	364,369	161,873	(32,739)	(219,961)	(400,040)	(573,220)	(739,749)	(899,874)	(1,053,839)	(1,201,893)	(1,344,034)	(1,480,755)	
Payback yr 6																	

SUMMARY OF INITIAL FUNDING

Salix Loan	770,000	Final decision on loan to be confirmed
LBH capital - general	380,000	
LBH capital - streetcare	55,000	
LBH capital - community safety	45,000	
Tfl	50,000	
	1,300,000	

SIGNIFICANT CONCLUSIONS

Investment pays back in year 6 - a good rate of return
 From 2018/19 onwards, ongoing base savings of £247k - **no need for further capital investment**
 Strong financial case for proceeding

ASSUMPTIONS

- 1 Assume 1.02.14 start to 31.10.14
- 2 Unit cost of capital investment - £1.3m by 6,000 units gives £217 per unit
- 3 Energy - savings pa of £154k at current prices. Per Ofgem, assumed energy 4% rise year on year from 14/15 to 18/19 - thereafter assumed to stabilise
- 4 Very prudent assumption made around component replacement; assumed above every 10 years, in line with warranty; however, industry standard is 15-20 years (Annual current cost £17.83 pa; anticipated cost of £8 pa - difference £9.83, times 6,000 units gives saving of £58,980)

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CABINET

Allocation of funding for the development of new affordable housing

Following the Council's successful registration as an Investor Partner with the Greater London Authority, GLA, the Council submitted bids for housing development funding under the Mayor of London's 'Building the Pipeline' bidding round. The bids consisted of a number of affordable housing schemes to be built on Council-owned land held within the Housing Revenue Account, HRA.

The Council's proposals focused on the provision of bungalows for older people and general needs houses and flats in line with locally-defined strategic priorities.

In total, the Council's bids for seven schemes were accepted by the GLA and the corresponding grant funding will be received upon completion of these schemes. The total of seven schemes includes one scheme receiving a grant allocation from the GLA's Care and Support Specialist Housing Fund. The seven schemes are summarised in the table below.

Scheme	Number of new homes	Type and tenure mix
Bideford Close	9	Flats for affordable rent
Holsworthy & Ravenscourt (2 sites)	6	Older people's bungalows for affordable rent
Albys Close	20	10 older people's bungalows for affordable rent and 10 older people's bungalows for shared ownership
Conversion of hard-to-let bungalows into houses	12	12 houses for affordable rent
Thomas England & William Pike Ground Floor Conversion (2 sites)	4	4 flats for social rent
New Plymouth & Napier Ground Floor Conversion (2 sites)	3	3 flats for social rent
Ullswater Way	7	4 bungalows and 3 flats for Adult Social Care clients
TOTAL	61	

In all instances:

- the new homes will be developed on land held within the HRA
- the Council will retain a freehold interest, albeit on a shared ownership basis where applicable
- the properties will be held and managed within the HRA
- development using the Council's own land and capital resources will remove, or at most reduce to an absolute minimum, any requirement to offer nominations to other boroughs.

The proposed use of HRA land is in keeping with the Council's Asset Management Plan which states that land and property assets should only remain in Council ownership if they:

- need to be retained in Council control for the provision of services
- are of great value to the Council, community and other stakeholders and are in need of the degree of protection from development or other uses afforded only by ownership
- are investment properties providing a financial return that can fully satisfy relevant investment criteria.

In line with the bidding guidance, all schemes would meet the standards set by the London Design Guide including the current Lifetime Homes Standards and Level 4 of Code for Sustainable Homes which, among many design improvements, aims to reduce fuel bills for the occupants.

Homes and Housing intends to carry out public consultation regarding the design details for both sheltered housing extension schemes in advance of any statutory planning consultation to be carried out by the Planning department.

It is anticipated that around £1,300,000 could be generated from the sale of 50% shares in the shared ownership bungalows proposed to be developed on the site of the former Albyns Close sheltered scheme. Early discussions are currently underway regarding shared ownership and/or rented development at the site of the former Diana Princess of Wales hostel.

Cabinet, having given its support for the scheme, RECOMMENDS to the Council that:

- 1. Approval be given for an allocation of £1,001,863 from the proceeds of right-to-buy council property sales accruing between 1 April 2012 and 31 March 2013 for this new build programme**
- 2. Approval be given for an allocation of £3,399,936 resources from the HRA Business Plan, including £353,000 already approved for Hidden Homes works, for this new build programme**
- 3. Approval be given for an allocation of £311,891 of section 106 commuted sums for this new build programme**

- 4. Approval be given for an allocation of £110,000 from the Adult Social Care capital budget, from Department of Health grant, to enable the addition of assistive technology to a scheme specifically for Adult Social Care clients for this new build programme**

- 5. Approval be given for a virement of £655,949 from unallocated capital resources held in the Housing General Fund previously earmarked to support vulnerable and/or disabled residents**

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PROPOSED DEVELOPMENT SITES

Scheme 1

Redevelopment of Albyns Close redundant sheltered housing scheme to provide self-contained bungalows for shared ownership and affordable rent for downsizers.

- The site is located at Albyns Close, Rainham RM13 7YA.
- The site was previously used to provide sheltered accommodation for the elderly. The building is currently empty awaiting demolition.
- Proposed dwellings and tenure:
 - 1 x 1 bed self-contained affordable rented bungalow
 - 9 x 2 bed self-contained affordable rented bungalows
 - 10 x 2 bed self-contained bungalows for shared ownership

Scheme 2

Enlarging the existing sheltered housing schemes at Holsworthy House and Ravenscourt by building self-contained bungalows on under-used car parks and adjacent land currently outside the scheme boundary.

- Holsworthy House is located on Neave Crescent in Harold Hill.
- The development scheme is made up of two plots, an existing parking facility for the scheme which will be re-provided to the front of the scheme and a plot of land adjacent to the scheme and has no defined use.
- The proposal is to incorporate the unused drying areas of the scheme into the plots identified above and build 3 x 2 bed roomed self-contained bungalows for affordable rent for older.
- Ravenscourt is located on Ravenscourt Grove in Hornchurch.
- The scheme benefits from 3 parking facilities and one of them is used predominantly by surrounding private residential properties that are not part of the sheltered scheme. This plot has been identified as a suitable development plot where 2 x 2 bed roomed bungalows and 1 x 1 bed roomed bungalow for affordable rent can be built for older downsizers.
- All new bungalows proposed would become part of the existing sheltered schemes and the future occupants of the bungalows would benefit from the related services.

Scheme 3

Development of new affordable rented flats on Bideford Close, Harold Hill.

- The scheme consists of 2 plots of land within an existing development of 3 storey blocks. The plots currently serve as a parking facility for the existing development and it is proposed that the parking provision is recreated around the periphery of the development which would free up the plots for development.
- The proposal is to build an additional 9 x 2 bed roomed flats on 3 floors for affordable rent.

Scheme 4

Redevelopment existing hard-to-let small bungalows.

- The bungalows are located within Harold Hill, with exact bungalows to be redeveloped yet to be finalised. Vacant properties will be prioritised.
- The existing bungalows are very small and are often difficult to let. A feasibility exercise revealed that, using a modern pod construction method, the bungalows can be demolished and replaced by larger 2 storey dwellings using the same foundations.
- This proposal is to replace 12 bedsit bungalows with 12 x 2 bed roomed houses for affordable rent.

Scheme 5

Redevelopment of pram stores at the base of high rise New Plymouth House and Napier House in Rainham.

- The proposal is to construct 3 x 2 bed roomed flats for social rent by converting the previously under-used pram stores on the ground floor of New Plymouth and Napier Houses in Rainham. This is an integral element of the wider regeneration of the two blocks and has been discussed with residents.

Scheme 6

Redevelopment of ground floors, including former storage areas, of the high rise Thomas England and William Pike Houses, Waterloo Gardens

Romford RM7 9BD.

- The proposal is to construct 4 x 2 bedroomed flats for social rent using the unused communal areas on the ground floors of these blocks.

Scheme 7

Supported housing scheme for Adult Social Care clients.

- This site in Ullswater Way, South Hornchurch previously contained garages. These were demolished many years ago with the site standing empty with no identifiable use since then.
- The proposal is to build 4 x 1 bedroomed bungalows and 4 x 1 bedroom flats over 2 floors for allocation to Adult Social Care clients, with one of these flats providing an officer and sleep-in space to the tenants' support provider.

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CABINET

Romford Leisure Development

Member approval is sought to finalise negotiations with Morrisons to ensure that the Romford Leisure Development project can proceed.

The current projected costs for the whole project, including construction costs, fit out costs, tender costs, fees and other client costs, are £28.848m, £2m over the current effective budget and £4.074m over the initial estimated budget of £24.774m. The gap that has arisen since the Cabinet report in June 2011 has been reduced as a result of the Council securing a grant of approximately £2m from Sport England.

There are various reasons why costs have moved since the original pre tender budget estimate was originally reported to Cabinet. The initial estimated budget was prepared over two years ago, since when the market has changed and inflation has also become a factor (construction inflation is now increasing). Project requirements have firmed up, and clearly part of this process involved ensuring that the project delivered Sport England's objectives, plus various planning requirements have needed to be met. The impact of the ground soil surveys has also increased costs. Finally, clearly tendered costs are only actually known at the point of tender, when tenderers have formed a commercial view on the works as specified. While savings have been delivered by reviewing requirements and identifying efficiencies, this has still resulted in an additional budget requirement – though this has been closed down to approximately £2m.

The project cost consultants have provided the Council with a report that identifies a number of reasons why costs have increased. The revised price is considered to be a reflection of current market prices, including items such as ground condition issues that were not known about at the time the pre tender budget costs were estimated and the impact of inflation arising from the timescale associated with progressing a significantly complex project.

The Council has rigorously tested the costings for the new leisure centre but there is still a £2m gap between the total anticipated cost and the authorised funding. In order to ensure that sufficient funding is in place to enable the project to proceed it is recommended that an additional £2m be allocated to the available budget.

Subject to Cabinet approval, it is recommended that Council agree to an increase of £2m to this budget, making a revised capital budget of £28.848m, subject to the Agreement with Morrisons becoming unconditional.

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COUNCIL, 27 NOVEMBER 2013

REPORT OF THE GOVERNANCE COMMITTEE

APPOINTMENT OF DEPUTY INDEPENDENT PERSON

The Localism Act 2011 introduced a statutory regime for regulating Members' standards of conduct. As part of the arrangements, the Council appointed an Independent Person, Keith Mitchell, to carry out various functions. The Council also appointed another Independent Person who would deputise for Mr Mitchell when necessary.

The Council entered into an informal mutual support arrangement with London Borough of Redbridge whereby the Independent Person appointed by that Council would be available when necessary to deputise for this Council's Independent Person, and *vice versa*.

Redbridge appointed Kevin Madden as its Independent Person, and this Council appointed Mr Madden as the deputy.

Sadly, Mr Madden passed away earlier this year. Redbridge has since appointed a new Independent Person, Sarah Cooper James, to fill the vacancy. As part of the mutual support arrangement, the Council is required to appoint Ms Cooper James as the Independent Person to deputise for the Mr Mitchell.

At its meeting on 13 November 2013 the Governance Committee considered a report concerning the proposed appointment of the Independent Person appointed by Redbridge to act as Deputy Independent Person for Havering in a reciprocal arrangement.

Governance Committee Members received information about the relevant experience and skills which Ms Sarah Cooper James brought to the position. It was confirmed that her allowances would be funded by Redbridge.

The Committee accordingly recommends to Council that Ms Sarah Cooper James be appointed as Deputy Independent Person for Havering.

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COUNCIL, 27 NOVEMBER 2013
REPORT OF THE GOVERNANCE COMMITTEE
AMENDMENTS TO THE CONSTITUTION

Governance Committee at its meeting on 13 November was invited to consider amendments to the constitution consequent upon the intention to reduce the number of straightforward, non-contentious planning applications which were considered by the Regulatory Services Committee, because they had been submitted by the Council as applicant, or for Council related developments. Delegated authority – as in non-Council applications – would provide a speedier and more cost-effective means of processing those applications. It was considered that the current process was excessive and unnecessarily bureaucratic

An additional delegation is proposed because applications for such small scale development which also meet the two additional criteria of according with planning policy and not being objected to by third parties, e.g. neighbours, are invariably acceptable, but are currently required to go through the full committee process which involves additional work and expense for the Council and delays the development. While it is important that Council owned applications are dealt with fairly and openly, hence the current requirement for consideration by committee, the nature and circumstances of the applications covered by this proposal are of such limited nature that it is considered that the current process is excessive and unnecessary bureaucratic. The governance and probability issues are sufficiently safeguarded by the fact that a single objection will require the application to be considered by committee and it is open to any councillor to refer such an application to committee.

Currently, Part 3.6.6 of the Council's Constitution directly/indirectly enables the determination of the following categories of Council development using delegated powers (additional comments in italics):

- (xii) Erect extensions, conservatories, alterations, disabled ramps and similar household type development in respect of Council submitted planning applications which, were they not Council properties, would be determined under staff delegated powers.
- (xiii) Extensions less than 1000sqm, outbuildings and freestanding shelters and awnings and boundary treatment including walls and fencing proposals in respect of school related applications unless objections have been received or the school is within the Green Belt (*i.e. including Council properties*)

- (xiv) To decide all proposals under the advertisement regulations and applications for external building alterations including shop-fronts and canopies in respect of LBH submitted applications which, were they not Havering properties, would be determined under staff delegation powers.

It is proposed to add the following category:

- (xv) To decide any application by the Council, or concerning Council land/premises, involving buildings or structures/changes of use of no greater than 1000m² floor space, where the proposal accords with development plan and/ or national planning policies and no third party objections have been received.

The Governance Committee accordingly recommends to Council that the section of the Constitution 3.6.6 be extended to include the following category:

- (xv) To decide any application by the Council, or concerning Council land/premises, involving buildings or structures/changes of use of no greater than 1000m² floor space, where the proposal accords with development plan and/ or national planning policies and no third party objections have been received.

CABINET

The Council's Financial Strategy

Cabinet considered a report which set out the key elements of both the National Budget and the subsequent Comprehensive Spending Review (CSR) announcement. These were analysed and their impact on the Council's financial position assessed and explain to Cabinet along with the longer term financial prospects. These were set in the context of the current strategy and savings plan, and the current financial position; both of which were covered in the report.

Cabinet also considered the proposed approach to the development of a long term financial strategy, progress with the budget strategy for 2014/15, and the financial position in the year just ended and the initial forecast for the current year. Whilst accepting that any forecasts that run to the end of the current decade were open to change, the need for the development of a strategy was emphasised. The report set out the proposed approach to doing so.

As part of the recommendations, Cabinet approved and recommended to Council the adoption of the revenue budget strategy statement set out in Appendix A which is attached to this report.

Cabinet accordingly RECOMMENDS that the Council adopt the revenue budget strategy statement set out in Appendix A.

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REVENUE BUDGET STRATEGY

The Council will ensure that there is an effective Medium Term Financial Strategy in place to drive forward the financial planning process and resource allocation. The financial strategy will be determined by priorities set out in the Council's Living Ambition vision and detailed in its Corporate Plan.

The Council is clear about, and remains committed to, its *Living Ambition*, the long-term vision for the future of the borough, which is to provide Havering's residents with the highest possible quality of life, in a borough that thrives on its links to the heart of the capital, without ever losing the natural environment, historic identity and local way of life that makes Havering unique.

Underpinning the *Living Ambition* are five key goals: Environment, Learning, Towns and Communities, Individuals and Value, with a number of strategic objectives under each Goal. The Council is committed to allocating resources in a way that will support the achievement of these objectives.

The Council recognises the pressures on its budget, and while seeking to protect and enhance front-line services as far as possible, will aim to contain these pressures within existing resources. Cabinet Members will examine all budget pressures and seek reductions where possible.

The Council will wherever possible seek new funding and explore new ways of working. The Council will continue to look at new methods of service delivery to improve services to the public and the value for money that they provide, including working in connection with a range of other organisations and groups.

By becoming an increasingly 'connected council', Havering will continue to seek to improve efficiency and deliver better value for money. In particular, the Council will aim to identify efficiencies that will not impact on the delivery of key services to local people. Its focus will be on identifying ways to reduce the cost to tax payers of running those services.

The Council will ensure that, given the severe financial pressures it has already faced and is continuing to face, growth will only be supported in priority areas, and only where these are unavoidable. However, the Council will expect the Government to ensure that adequate funding is made available to fund any additional costs arising from new burdens placed on Havering, or from services transferred to it.

The Council will ensure that the most vulnerable members of its community are protected, will continue to lead in the development of social cohesion, and will ensure that the services provided and resources allocated reflect the diverse nature and needs of our local community and our responsibilities to the local environment.

The Council will lobby to ensure that the Government provides adequate funding to take on any new responsibilities and to illustrate the impact of the low funding basis for Havering and its residents, but will ensure that, in broad terms, its spending is in

line with the basis on which the Government allocates grant funding, and that spending levels will be realigned against any reductions in funding. The Council will therefore continue to reduce its spending where the Government removes funding, in line with the relevant level of reduction.

The Council will engage with its local community, its partners and individual stakeholders in developing financial plans, and will reflect on the outcome of its consultation process in the identification of priorities and the allocation of resources.

While addressing its priorities and setting a balanced and prudent budget, the Council will seek to keep any increase in the Council Tax to the lowest possible level and in line with its stated aspirations whilst maintaining reserves at the minimum level of £10m.

And as part of that process, the Council will not utilise those reserves, or any reserves earmarked for specified purposes, to subsidise its budget and reduce Council Tax levels as this is neither a sustainable nor a robust approach.

The Council will seek to ensure that sufficient financial resources are available to enable it to deliver a long-term savings plan within the constraints of funding available to it from both local taxpayers and the Government, and will seek to utilise any unallocated funds with that purpose in mind.

The Council will adopt a prudent capital programme designed to maintain and where possible enhance its assets, in line with the Living Ambition.

The Council will finance capital expenditure through a combination of external funding and receipts from the sale of assets that are deemed surplus to requirements, and will only apply prudential borrowing as a last resort, unless a business case can be made to finance investment through borrowing, or where there is an income or savings stream arising from the investment.

The overarching objective of the Council's financial strategy remains to deliver high quality, value for money services to our community, whilst ensuring that the cost of those services is compatible with the level of funding provided to it by the Government.

COUNCIL, 27 NOVEMBER 2013

MEMBERS' QUESTIONS

1 Butts Green Road

To the Cabinet Member for Community Empowerment, Cllr Robert Benham

By Councillor Brian Eagling

Question:

In respect of the kerb build-out at the bus stop in Butts Green Road (outside Tesco), would the Cabinet Member explain:

- a) Why he went against the recent recommendations of the Highways Advisory Committee to refuse the application, and having authorised the build-out has now, after a matter of weeks, submitted a request to the Highways Advisory Committee to remove it?
- b) What the cost was of installing the build-out?
- c) What the cost is likely to be for removing the build-out?

2 Recruitment & Retention

To the Cabinet Member for Children & Learning, Cllr Paul Rochford

By Councillor Cllr Pat Murray

Question:

What initiatives is the Council adopting to improve recruitment and retention of key staff particularly social workers in Children's Services?

3 Bedroom Tax

To the Cabinet Member for Housing, Cllr Lesley Kelly

By Councillor Mark Logan

Question:

What action is the housing department taking to ameliorate the impact of the Government's iniquitous bedroom tax aka 'spare room subsidy'?

4 Duplicate Payments

To the Cabinet Member for Value, Cllr Roger Ramsey

By Councillor Clarence Barrett

Question:

Following duplicate payments made by this Council of £44,168 in 2009/10 and £11,403 in 2010/11, would the Cabinet Member set out the amount of duplicate payments made in 2011/12 and 2012/13?

5 Council Dwellings

To the Deputy Leader of the Council, Cllr Steven Kelly

By Councillor Denis O'Flynn

Question:

How many Council dwellings are being kept empty to cater for specific needs and in view of the shortage of family accommodation why are the Council retaining so many empty properties?

6 Rainham War Memorial

To the Cabinet Member for Culture, Towns & Communities, Cllr Andrew Curtin

By Councillor David Durant

Question:

Please provide an update on plans to renovate the Rainham War Memorial and add additional names as compiled by local historian Sean Connelly.

7 Employment opportunities for young people

To The Leader of the Council, Cllr Michael White

By Councillor Barbara Matthews

Question:

What is being done by this Council to provide employment opportunities for young people between 18-24, given unemployment amongst this group in Havering is well above the London average?

8 Havering's population

To The Leader of the Council, Cllr Michael White

By Councillor Keith Darvill

Question:

In view of the anticipated increase in Havering's population as described in the recent Housing Strategy approved by Cabinet recently what plans have the Administration developed to address the severe pressures on public services are likely to occur in the foreseeable future?

9 TNO Crime Figures

To the Cabinet Member for Community Safety, Cllr Geoffrey Starns

By Councillor Jeff Tucker

Question:

The latest TNO crime figures show that the number of crimes committed in Rainham is high and not, as the Council have previously said, '*somewhere in the middle*' of the table of crimes?

In view of this will the Council now seriously re-consider extending the CCTV network to deter and solve crime in Rainham.

10 Green Belt Land (Lower Thames Crossing closure)

To the Leader of The Council, Cllr Michael White

By Councillor Linda Van den Hende

Question:

Given that the Department of Transport's initial consultation on the proposed Lower Thames Crossing has now closed, what plans does the Council have in terms of resisting the expected preference for 'Option C' which cuts through swathes of Green Belt land in parts of the borough?

11 Private Sector Leasing

To the Cabinet Member for Housing, Cllr Lesley Kelly

By Councillor Ray Morgon

Question:

What action is taken to ensure that properties under Private Sector Leasing arrangements are of the appropriate standard and, in some cases appropriateness for letting and what procedures are in place to ensure that any repairs needed are carried out to the same standard and timescales as a council tenant would expect of the Council?

12 Potholes

To the Cabinet Member for Environment, Cllr Barry Tebbutt

By Councillor Linda Hawthorn

Question:

What is the expected timescale from when a pothole is identified with orange paint to when it is actually repaired?

13 Proposed Health Centre (former St George's Hospital)

To the Deputy Leader of the Council, Cllr Steven Kelly

By Councillor Nic Dodin

Question:

Confirm if the proposed Health Centre on the site of the former St George hospital will be funded through a PFI (private finance initiative) arrangement or some other funding mechanism?

14 Winter gritting

To the Cabinet Member for Environment, Cllr Barry Tebbutt

By Councillor Ron Ower

Question:

In respect of winter gritting, would the Cabinet Member please confirm that:

- a) We have sufficient supplies of grit/salt to distribute/spread during the season?
- b) Have there been any changes in the routes roads areas being given priority?
- c) Has any thought been given for residents to obtain supplies direct from the Council?

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COUNCIL, 27 NOVEMBER 2013

MOTIONS FOR DEBATE

A SPECIAL RESPONSIBILITY ALLOWANCES

Motion on behalf of the Independent Residents' Group

We the Councillors for London Borough of Havering will reduce the number of Councillor posts which receive a Special Responsibility Allowance (SRA) within this Council by 50%. To take effect from the 1st January 2014.

It is unfair that the Council Tax Payers for London Borough of Havering and various departments within this Council should bear the full brunt of these cuts and by reducing the number of Councillor post which receive an SRA, we the Councillors for London Borough of Havering are demonstrating that we too are prepared to deal with the hard times ahead, in order those in need are always put first.

A1: Amendment by the Residents' Group

We the councillors for the London Borough of Havering recognise that the Residents' Association group, for each of the past seven years, has presented a budget amendment to full Council to reduce the number and level of Special Responsibility Allowances, delivering an average annual saving of some £150,000. In order to resolve this important matter satisfactorily, this Council agrees to:

- a) form a cross-party working group to review the number of SRA positions along with the associated allowances and, subject to independent scrutiny, make recommendations to full Council for adoption.
- b) agree that this work commences as soon as practical following the local elections in May 2014.
- c) agree that this proviso is included as part of the budget setting full Council meeting in February 2014 where Members' Allowances are usually considered.

A2: Amendment by the Labour Group

Delete the words of the motion and insert the following in place thereof:-

This Council accepts the recommendations of the London Council appointed Independent Panel in respect of the number of Councillors Special Responsibility Allowances per each Council and with a view to implementing those recommendations in full agrees to review its Cabinet and Committee structures as soon as is possible.

A3: Amendment by the Administration

This Council notes that savings in budgets for the Councillors' allowances scheme for 2014/2015 have been included in the Medium Term Financial Strategy and will be considered and decisions taken in February 2014 as part of the budget process for that year.

B RETENTION OF CASH FARES ON LONDON BUSES

Motion on behalf of the Independent Residents' Group

TfL's 'London buses going cashless' consultation document says it will save £24 million a year in operating costs by 2020.

And the same document says 60,000 passengers pay the extra £1 fare every day - although TfL's Annual report says 85,000 passengers are paying the cash fare!

However if we settle for a figure of 70,000 this generates an income of £25.5 million a year and means the cash fare is already generating £1.5 million more income than the forecast saving in 7 years' time!

In addition over £30 million in credit remains on the Oyster cards every year! So even if the costs of handling cash fares did rise above income, a small part of the credit on the Oyster cards could pay the difference!

In other words 'London buses going cashless' will lose TfL money and result in a poorer bus service, particularly for vulnerable people and in outer-London where cash fares remain high.

Therefore the Council calls on the GLA Mayor to honour his election promise to support outer-London by retaining cash fares on London Buses.

B1: Amendment by the Labour Group

Delete the words of the Motion and insert the following in place thereof:-

This Council acknowledges the benefits of Bus fares being paid by cashless means, calls upon the Mayor of London and TFL to continue to accept bus fares being paid by cash whilst encouraging greater use of Oyster cards and at the same time ensuring maximum security for Bus Company employees who handle cash.

(No Administration amendment)

C SPARE ROOM SUBSIDY

Motion on behalf of the Labour Group

This Council recognises the adverse impact on many of its tenants caused by the introduction of the 'spare room subsidy' also known as the 'bedroom tax' and calls on the Government to repeal the legislation that introduced it.

C1: Amendment by the Administration

This Council recognises the positive effects of the various legislations enacted to enable a fairer use of Council property, ensuring movement to maximise the use of a scarce and valued commodity.

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