

**MINUTES OF A MEETING OF THE  
TOWNS & COMMUNITIES OVERVIEW & SCRUTINY COMMITTEE  
Town Hall, Main Road, Romford  
8 April 2014 (7.30 - 7.55 pm)**

**Present:**

Councillors Linda Hawthorn (Chairman), Wendy Brice-Thompson (Vice-Chair), June Alexander, Barry Oddy and Garry Pain

Apologies for absence were received from Councillors Osman Dervish, Linda Trew, Paul McGeary and Michael Deon Burton

There were no declarations of interest

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

**55 MINUTES**

The minutes of the meeting of the Committee held on 13 February 2014 was agreed as a correct record and signed by the Chairman.

**56 CORPORATE PERFORMANCE REPORT - QUARTER THREE 2013/14**

The Committee considered a report that set out the Council's performance against the Living Ambition Goal for Quarter Three (October to December 2013).

The Committee without any discussion agreed to note the Performance Indicators report for Quarter Three.

**57 CABINET REPORT REVIEW - RAINHAM LIBRARY & LIFELONG LEARNING CENTRE**

In accordance to the Council's Continuous Improvement Model, the Committee received a presentation update on the Rainham Library and Lifelong Centre Cabinet report that outlined providing a valuable community resource, additional residential units and supporting educational achievement within the Rainham Compass regeneration scheme.

The Committee was informed that the project was originally conceived in conjunction with London Thames Gateway Development Corporation to

deliver a key component of the Rainham Compass Regeneration Programme.

It was mentioned that the site would deliver a significantly larger library and lifelong learning centre and a variety of meeting rooms for use by community/event space.

A provision of a nursery and playground space and two retail units. The site would also provide 16 residential units – mix of 1 and 2 bedroom flats for purchasing and a public open space.

The Committee was made aware of the following challenges that were faced at the start of the project:

- That the grant funding was part dependent upon LTGDC selling other assets in a recession
- That central government decided to wound up LTGDC mid project – at this stage only the ground works and foundations had been completed
- The scheme had to be ‘resurrected’ with GLA
- Efforts to secure a RSL partner were frustrated by reduction in HCA funding
- Potential housing investor subsequently withdrew

All challenges were fully addressed by late 2012.

The Committee was taken through the funding stream for the delivery of the project.

Members were informed that at the completion of the project, the following future revenue stream had been identified:

- the commercial revenue from the business units
- feeding the - in tariff from the solar array on roof

The ground floor library and lifelong learning area of the project was scheduled to open by June 2014.

The first floor meeting spaces and nursery/playground area were also nearing completion. The 16 flats were well progressed and due for completion in July 2014. The plan was that the flats be sold to private buyers in order to recoup the Council’s supplementary investment.

It was stated that the 2 commercial units (one café, one retail) would be the completed during 2014.

The Committee noted the presentation update.

**58 ESTATE MANAGEMENT TOPIC GROUP REPORT**

The Committee without discussion agreed the recommendations of the Estate Management Topic Group.

The Committee commended officers for the support that they received during the review process.

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**Chairman**