

London Borough of Havering – Decisions taken by the Cabinet on Wednesday, 17 January 2018

Agenda Item No	Topic	Decision
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Part A – Items considered in public

A1	Medium Term Financial Strategy and 18/19 Budget Update	<p>Cabinet:</p> <ol style="list-style-type: none"> 1. Noted the progress made to date with the development of the Council's budget for 2018/19 and of the implications for Council Tax setting, although no decisions will be taken until the February cabinet meeting. 2. Noted the outcome of the Autumn Budget Statement and the likely impact on local authorities. 3. Noted the provisional local government financial settlement announcement, and that this largely confirms the budgetary assumptions set out in the MTFS based upon the four-year financial settlement. 4. Noted that a public engagement exercise on the budget process will be carried out during January 2018. 5. Will Recommend to Full Council that the Council Tax Support Scheme 2018 is approved. (Appendices A and B of the report) 6. Noted the Equalities Impact Assessment in respect of the Council Tax Support Scheme as set out in Appendix B of the report. 7. Noted a correction to paragraph 2.3 of the report. The correct figure for the Adult Social Care (ASC) Support Grant was £1.010m; not £6.565m as printed in the report.
A2	Selection and Appointment of a Joint Venture Partner to Deliver the London Borough of Havering's Estate Regeneration Programme	<p>That Cabinet:</p> <ol style="list-style-type: none"> 1. Approved the inclusion of a budget of £63.3m equity for the scheme together with a budget of £50.5m for potential land acquisition/CPO costs within the proposed HRA capital programme

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		<p>that will be considered by Cabinet in February 2018 in the annual rent setting and capital programme report and this is recommended to Council for final approval in February 2018.</p> <ol style="list-style-type: none"> 2. Agreed to award Preferred Bidder status to BIDDER C. Subject to the approval of the required budget and funding at recommendation 1 above, that Cabinet: 3. Agreed to establish a JVLLP for the purpose of meeting the Council’s regeneration objectives for the 12 HRA sites by entering into a Members’ Agreement with BIDDER C on the basis of the Business Case and Legal Summary contained in the Exempt Agenda Report. 4. Agreed to delegate to the Lead Member for Housing, after consultation with the Director of Neighbourhoods, the authority to agree the name of the JVLLP, negotiate the final detailed terms of the agreements being entered into, and authority to agree that the Council enter into the following agreements: <ul style="list-style-type: none"> <input type="checkbox"/> Members’ Agreement; <input type="checkbox"/> Development Agreement; <input type="checkbox"/> Any ancillary agreements or documents necessary to give effect to the setting up of the JVLLP in accordance with this Report and its appendices (including the Legal Summary appended to the Exempt Agenda Report). 5. Authorised the JVLLP to enter into the Development Management Agreement with BIDDER C when in agreed form. 6. Agreed to delegate to the Lead Member for Housing, after consultation with the Director of Neighbourhoods, authority to finalise agreement on the terms of the Development Management Agreement referred to in recommendation 5 on behalf of the Council as Member of the JVLLP established in accordance with recommendation 4.

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		<p>7. Agreed to delegate to the Lead Member for Housing, after consultation with the Director of Neighbourhoods, authority to approve the first Business Plan of the JVLLP on behalf of the Council.</p> <p>8. Authorise the disposal of land to the JVLLP on the terms set out in this report, subject to the approval of the Secretary of State where required, (as detailed in the Land disposal paragraphs of the Legal Implications section of this report) and agree to delegate authority to the Lead Member for Housing, after consultation with the Director of Neighbourhoods, the authority to finalise the terms of such disposals.</p> <p>9. Authorised the Director of Neighbourhoods to consider the appropriation of land for planning purposes, subject to agreement of the Secretary of State, to facilitate the redevelopment of the 12 Sites and approve an application to the Secretary of State for appropriation under section 19(2) of the Housing Act 1985 and potentially appropriate back to housing purposes all or part of the land as may be considered appropriate in due course. (The precise areas of land to be appropriated to be decided by the Director of Neighbourhoods).</p> <p>10. Recommends to full Council to make an application to the Secretary of State, where required, for the disposal of property and land (the precise areas of land to be decided by the Lead Member for Housing after consultation with the Director of Neighbourhoods) under section 32(2) of the Housing Act 1985.</p> <p>11. Noted the updated Consultation and Engagement strategy as detailed in paragraphs 9.1 to 9.13 of this report.</p> <p>12. Noted the updated Equalities Impact Assessment as referred to in the Equalities Implications section of this report.</p>

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		<p>13. Noted the update provided to Cabinet in the Local Lettings Plan report as it relates to these decisions.</p> <p>14. Agreed to delegate to the Lead Member for Housing, after consultation with the Director of Neighbourhoods, authority to approve the consultation and communication plans for the regeneration of the 12 HRA Sites.</p> <p>15. Authorised the Director of Finance to provide state aid compliant investment of equity/loans/capital expenditure the JVLLP within the funding provided in the Capital Programme and in accordance with the business plan and on the terms set out within the Member's Agreement.</p> <p>16. Agreed to delegate to the Leader, after consultation with the Chief Executive, the appointment of nominees to represent the Council on the JVLLP Board and indemnify them under the Local Authorities (Indemnities for Members and Officers) Order 2004 once the JVLLP has been set up.</p> <p>17. Agreed, subject to approval of the over-arching Governance Report on the operation of the 12 Sites, Rainham and Bridge Close schemes, to the proposals for resolution of any Reserved Matters set out in such report.</p> <p>18. Noted the governance framework and staff resources required to develop and deliver the 12 Sites and other economic development schemes also presented for consideration and approval by Cabinet in January 2018.</p> <p>19. Noted an amendment to paragraph 4.25 of the report to read the following:</p> <p><i>Tenants moving into a smaller property – qualifying under occupiers will qualify for an additional bedroom above their assessed need. For example:</i></p>

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		<p>• a tenant in a four bedroom property but the current housing need is assessed for a two bed, will be allowed to keep an additional bedroom and therefore will be offered a three bedroom property; or</p> <p>• a tenant in a three bedroom property but the current housing need is assessed for a one bed, will be allowed to keep an additional bedroom and will therefore be offered a two bedroom property.</p> <p><i>The conditions of the Allocation Policy must be met to qualify for this offer, and tenants should have a clear rent account and no history of anti-social or other unacceptable behaviour in their council tenancy.</i></p> <p><i>Officers will complete an affordability assessment to ensure that the tenants can afford to pay the rent for the additional bedroom without discretionary housing payment on a long-term basis. Any shortfall will not be covered by the Council.</i></p>
A3	The Local Letting Plan	<p>Cabinet:</p> <ol style="list-style-type: none"> 1. Noted the outcomes of the consultation carried out on version 7 of the Local Lettings Plan 2. Approved the Local Lettings Plan for the Housing Regeneration Programme 3. Noted the outcomes of the consultation carried out on the Decant Policy and Possession Procedure for the Housing Regeneration programme 4. Approved the new draft Decant Policy and Possession Procedure for the Housing Regeneration Programme
A4	Approval to enter into Approved Provider Grant Agreement (Local Authority) in relation to the Affordable Homes Programme 2016-2021	<p>Cabinet:</p> <ol style="list-style-type: none"> 1. Approved the entering into contract with the GLA for the provision of grant funding for

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		<p>the 2016 – 2021 programmes to support the provision of affordable housing.</p> <p>2. Agreed for the agreement be executed under the Council's common seal as a Deed and signed in accordance with the agreed scheme of delegations</p> <p>3. Agreed to delegate to the Leader of the Council, after consultation with the Director of Neighbourhoods, authority to agree and sign any extension, variation or general contract management powers.</p> <p>4. Noted a correction to the legal implications and risks section of the report. Paragraph (E) should read as Conditions 9, 10, 11, 18.8 or 19.</p>
A5	Regeneration Programme - Governance and Overall Implications	<p>That Cabinet:</p> <p>1. Noted the Chief Executive's proposed changes to the Councils senior management structure.</p> <p>2. Approved the Governance structure and arrangements described in section 6 of this Report.</p> <p>3. Agreed to delegate to the Leader, after consultation with the Chief Executive, the appointment of the Council's officer nominees to represent the Council on the three JVLLP boards.</p> <p>4. Agreed to delegate to the Leader, after consultation with the Chief Executive, any future changes to the appointment of nominees to represent the Council on the JVLLP boards or as its directors on the Mercury Land Holdings Limited board.</p>

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		<p>5. Agreed to indemnify its nominees to the JV LLP Boards (once the JVLLPs are set up) and the directors of Mercury Land Holdings Limited under the Local Authorities (Indemnities for Members and Officers) Order 2004.</p> <p>6. Noted the budget implications of these changes as detailed in section 10 of this report, and that they are reflected in the Council Medium Term Financial Strategy for agreement in the February Council Tax setting meetings.</p>
A6	Private Sector Housing Enforcement Policy	<p>Cabinet:</p> <p>1. Agreed the Private Sector Housing Enforcement Policy in Appendix 1.</p> <p>2. Delegated to the Director of Neighbourhoods in consultation with the Lead Cabinet Member for Housing powers to make any minor amendments to the enforcement policy.</p>
A7	Havering Brownfield Register	<p>Cabinet:</p> <p>1. Agreed to the draft list of sites (located in Appendix 1 of the report) to be published as the London Borough of Havering Part 1 Brownfield Land Register;</p> <p>2. Agreed to publish the London Borough of Havering Part 1 Brownfield Land Register on the Council website, and to publish the London Borough of Havering Part 1 Brownfield Land Register on a London-wide website hosted by the Greater London Authority; and</p> <p>3. Delegated authority to the Assistant Director of Development in consultation with the Cabinet Member for Housing to sign off, review and maintain the London Borough of Havering Part 1 Brownfield Land Register.</p>

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		<p>4. Noted a correction to Appendix 1 of the report. The figure included in the report for the minimum net dwellings for Napier and New Plymouth was 103, 200 (gross). That figure is incorrect and is replaced with 103 (200 gross)</p>
A8	The Havering Local Plan	<p>Cabinet endorsed and will make the following recommendations to Council.</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Agree that the material amendments as set out in section 3.1 of the report, be made to the proposed submission documents, and to the proposed Submission Havering Local Plan 2. Delegate authority to the Director of Neighbourhoods, following consultation with the Cabinet Member for Housing, to make and approve the final wording of the material amendments to the proposed Submission Havering Local Plan, and to the proposed submission documents for submission to the Secretary of State;
A1		
A2		