

London Borough of Havering Record of Decision

Disclosures of Interest

Minutes

1. **TITLE:** Developing the Local Voluntary and Community Sector
2. **DECISION MADE BY:** Cabinet
3. **DECISION:**

Cabinet:

1. **AGREED** the joint approach of the report in developing the framework into a full strategy with the Voluntary and Community Sector
2. **AGREED** in principle, the use of funding held in reserve for the voluntary and community sector. Each separate spend item to be agreed by the Lead Member for Community Safety and Public Protection through the executive decision process.
4. **REASON FOR DECISION**

To strengthen and develop the Local Voluntary and Community Sector.

5. **ALTERNATIVE OPTIONS CONSIDERED**

The Option Appraisal for this decision was as follows:

1. Do nothing
2. Develop another idea for the benefit of the Community and Voluntary Sector. However buy in from the Voluntary and Community Sector would need to be sought.
3. Allocate the Performance Reward Grant using the mechanisms outlined above.
6. **DOCUMENT CONSIDERED:** 190508Devvolsectorandcabinetreport
190508cabinetvolsectorAppendices

1. **TITLE:** Private Housing Health Assistance Policy
2. **DECISION MADE BY:** Cabinet
3. **DECISION:**

Cabinet:

- **Approved** the Private Housing Health Assistance Policy set out in Appendix 1 of the

report.

- **Noted** the expected positive impacts of the policy and the improvements in the health and wellbeing of the residents of Havering as outlined in the Equalities & Health Impact Assessment for the Private Housing Health Assistance Policy.

4. **REASON FOR DECISION**

The reasons for the decision are:

- To provide a written policy describing what the Council already does to provide mandatory DFGs.
- To make best use of the financial resources for housing grants provided by the Better Care Fund the Council must have a written policy that is consistent with the Regulatory Reform (Housing Assistance) (England & Wales) Order 2002. This will enable the Council to provide discretionary housing grants to vulnerable people to improve their health and wellbeing, and to reduce pressures on local health and social care services.

5. **ALTERNATIVE OPTIONS CONSIDERED**

The Council could choose not to have a written policy for housing grants. This was rejected because:

- A written policy is needed to ensure people living in Havering are aware of the mandatory Disabled Facilities Grants they are entitled to if their needs are eligible for housing grant assistance.
- The Council cannot provide discretionary housing grants unless it has an RRO complaint policy to inform people about the discretionary grants available and the conditions attached to these.

6. **DOCUMENT CONSIDERED:** Private Housing Health Assistance Policy (Cabinet Paper for Leader's Briefing) (19 04 15)
App 1_Private Housing Health Assistance Policy (For Cabinet Approval) (19 04 29)
App 2_Private Housing Health Assistance Policy
EqHIA (For Leader's Briefing) (19 04 15)

1. **TITLE:** Tenancy Policy 2018

2. **DECISION MADE BY:** Cabinet

3. **DECISION:**

Cabinet:

1. **Approved** the draft Tenancy Policy in principle prior to consultation with residents and other stakeholders.
2. **Agreed** for the Council to consult with residents and other stakeholders on the proposed changes in the draft Tenancy Policy.
3. **Noted** that the results and feedback that emerges from the consultation will assist the

Council in the completion of a full Equalities Impact Assessment which will support the final version of the Tenancy Policy.

NB As at July 2022, the Draft Policy has not been implemented.

4. **REASON FOR DECISION**

The Tenancy Policy describes how the Council creates, changes and ends tenancy agreements. The Policy ensures the Council follows current legislation and enables tenants to exercise their rights, as set out in the tenancy agreement; it also provides a reference point for housing staff to make their decisions.

To not consult on with residents and stakeholders would be unethical and in breach of the Council's statutory duties.

5. **ALTERNATIVE OPTIONS CONSIDERED**

If the Council fails to revise its Tenancy Policy and therefore its guidance to officers, residents and stakeholders, the Council leaves itself open to legal challenge and bad practice on the part of its officers.

Failure to consult with residents and stakeholders would be entirely unethical and dereliction of the Council's statutory duty to consult.

6. **DOCUMENT CONSIDERED:** Item 6 - TENANCY Policy Cabinet Report.Final for Cabinet
DRAFT TENANCY POLICY - 5 April 2019
EqHIA Final Tenancy Policy March 2019 UB

1. **TITLE:** Havering Autism Strategy (all age) 2019-2022 - DRAFT

2. **DECISION MADE BY:** Cabinet

3. **DECISION:**

Cabinet:

- 1) **Authorised** the commencement of a consultation process on the content of the draft All Age Autism Strategy set out at Appendix 1 of the report.
- 2) **Noted** that the results of the consultation will be referred back to Cabinet for determination of the final version of the Strategy in the autumn 2019.

4. **REASON FOR DECISION**

- 1) Autism is a condition which affects both adults and children and can lead to individuals feeling they are unable to fully meet their potential. Autism is sometimes referred to as the unseen disability – it can be, and often is as disabling to people as any other form of visible disability but because people may not appear to have a disability, their condition and its impact upon their lives can be easily overlooked and – worse – ignored.

- 2) Local authorities are required to produce a strategy for people with disabilities and to work with partners to support people to lead fulfilling lives, additionally all public bodies have a statutory duty to ensure, through use of their powers and responsibilities under Equality Legislation, to make reasonable adjustments to their services in order to improve access.
- 3) In order to ensure that children, young people and adults with autism in Havering have the best chance of leading full and fulfilling lives the Council has strategically taken the view that the development and implementation of an all age strategy is the most effective way to do so and that full Council support and that of its key strategic partners is key to ensuring this.

5. **ALTERNATIVE OPTIONS CONSIDERED**

- 4) **Do nothing** – There is already in existence an adult autism strategy and other strategies e.g. the High Needs Strategy to address some of the issues relating to children and young people. This option is not recommended because:
 - a) There is not sign up to the adult strategy across all stakeholders,
 - b) There have been difficulties in engaging with some key stakeholders both within and beyond the Council, and the High Needs Strategy only addresses issues relating to education,
 - c) Havering may be required to produce an all age strategy at some stage in the coming years as work relating to the emerging new national strategy indicates that that will be an all age strategy and will presumably include some indication of the direction of travel local areas should take.
- 5) **Only produce a new Children and Young Persons Autism Strategy** – This option is not recommended:
 - a) As above, Havering may be required to produce an all age strategy at some stage in the coming years as work relating to the emerging new national strategy indicates that that will be an all age strategy and will presumably include some indication of the direction of travel local areas should take.
- 6) **Only produce a strategy relating to what the Council's role is relating to people with autism** – This option is not recommended:
 - a) National guidance currently suggests developing strategies relating to local areas, not just local Councils,
 - b) People rely on other public sector services in addition to those provided and accessed via the Council.

6. **DOCUMENT CONSIDERED:** Fianl Autism Strategy Report
all age autism strategy for cabinet

1. **TITLE:** Allocation of Resources to Deliver Ofsted Improvement Programme

2. **DECISION MADE BY:** Cabinet

3. **DECISION:**

Cabinet:

- **Approved** the approach outlined within and agree the financial request for additional resources to be allocated to Children's Social Care for 19/20. This will provide an opportunity consolidate improvements delivered over the last two years, and achieve greater consistency across all service areas.

4. REASON FOR DECISION

Reasons for the decision:

- The proposed investment will enable the Children's Services to fully implement the improvement plan and achieve the best possible position in preparation for the next Ofsted ILACS inspection.
- Since the publication of the June 2018 Ofsted report, the Service has been able to analyse the key areas for improvement. Through our participation in Regional Sector-led improvement, benchmarking the service against other Local Authorities, and engaging with those rated 'Outstanding', there is a high level of confidence in the improvement plan. There is a commitment to sustaining a robust level of external scrutiny throughout this improvement process.

5. ALTERNATIVE OPTIONS CONSIDERED

Other options have been explored, including alternative resource plans, but through the clarity attained during the scoping and analysis phase, it is considered that the right areas of focus have been identified and responded to. The recommended resource plan will enable the improvement plan to be delivered comprehensively, and at pace.

6. **DOCUMENT CONSIDERED:** Cabinet Paper - Childrens Social Care Improvement Resources
Social Work Improvement Programme Initiation
Document v2

1. **TITLE:** Review of Private Sector Leased (PSL) accommodation

2. **DECISION MADE BY:** Cabinet

3. **DECISION:**

Cabinet:

1. **Noted** the outcome of the review.
2. **Agreed** that officers carry out the recommended actions as set out in the report.

4. REASON FOR DECISION

Management approach:

In summary, the outcome of the review to date enables the Council to draw conclusions over the future use of PSL accommodation. In addition, officers should carry out the management actions identified in the report based on the following principles:

1. Supply and demand

The Council is short of accommodation alternatives and although new demand has been effectively managed through prevention of homelessness, there is an ongoing need for accommodation to continue to meet the housing need of existing homeless households. Currently, the regeneration short-life properties are being used to fill the gap between supply and demand when PSL landlords cancel their lease arrangements with the Council. However, many of the short-life units will be required for redevelopment over the next 5-6 years. Therefore, the current supply of PSL properties is needed to continue to meet the housing need of existing households.

In order to reduce the reliance on PSL properties with landlords terminating leases at any time, the Council should seek to diversify the sources of supply of both temporary and settled accommodation for homeless households by developing a mixed portfolio of properties at local housing allowance rent levels. Officers should look into different scheme options and develop costed proposals in order to create sufficient alternative supply.

2. Overcrowded and under-occupying households

The households who are either over-crowded or under-occupying their current accommodation, should be moved into alternative suitable temporary accommodation in order to alleviate overcrowding as well as release much needed larger accommodation for other families who need it.

3. Non-duty households

The non-duty households should continue to be accommodated in their current accommodation until suitable settled accommodation is secured for them.

4. Households with significant support needs.

Their support needs should be taken into account when decisions are made about the type of alternative accommodation that is suitable for them in order to keep residents near their support network.

5. Pre-localism Act households

The 145 Pre-localism Act households who have lived in temporary accommodation for more than 6 years should be offered a social tenancy over a 5 year period. Officers should develop a lettings plan on how this process will be managed to minimise any adverse impact on other households on the Council's housing register.

5. ALTERNATIVE OPTIONS CONSIDERED

6. DOCUMENT CONSIDERED: Review of PSL Report 290419

1. TITLE: Private Sector Housing Enforcement Scheme 2: to Consult on Proposals to Expand Private Sector Housing Landlord Licensing in the Borough

2. DECISION MADE BY: Cabinet

3. DECISION:

Cabinet:

- 1. Noted** the progress report on the Additional Licensing Scheme for HMOs introduced in March 2018.
- 2. Authorised** commencement of a consultation on extending the coverage of the

Additional Licensing Scheme for HMOs (approved by Cabinet on 11th October 2017) to cover the remaining six wards in the Borough, which are Cranham, Emerson Park, Hacton, Hylands, St Andrews and Upminster.

3. **Authorised** commencement of a consultation on a Selective Licensing Scheme for Romford Town and Brooklands wards.
4. **Noted** that, if it is agreed to proceed with the consultation, the results of the consultation will be presented to Cabinet in autumn 2019.

4. **REASON FOR DECISION**

Reasons for the decision:

The number of privately rented properties in Havering is high and still growing. Through the experience gained from the operation of the Additional Licensing Scheme for HMOs and the Housing Stock Condition and Stressors Report 2019 circumstances exist justifying an extension of discretionary licensing in the Borough. There is a significant proportion of rental accommodation which is below standard and requires intervention.

A consultation exercise is legally required before any decision can be made before introducing further licensing.

5. **ALTERNATIVE OPTIONS CONSIDERED**

A number of other options were considered:

- **Do nothing** - Continue with existing Additional Licensing HMO Scheme for 12 of 18 wards.
- **Selective scheme covering more wards** - Introduce a larger selective licensing scheme in all wards to cover single family properties, except Upminster and Cranham wards.
- **Borough wide Selective scheme** - Introduce selective licensing borough wide.

6. **DOCUMENT CONSIDERED:** Cabinet report PRS May FINAL
App 1 Havering HSMSR report v14 250419
App 2 EqHIA April 2019v.2 FINAL 250419

1. **TITLE:** S92 Metropolitan Police Officers

2. **DECISION MADE BY:** Cabinet

3. **DECISION:**

Cabinet:

Approved the MOPAC Partnership Plus scheme for additional Police officers within Havering and the funding requirements to support the scheme for three years from 2019/20.

4. **REASON FOR DECISION**

The proposal supports the Safer Havering Partnership strategic priorities and will enable the Council to deploy dedicated Police resource to address local antisocial behaviour incidents and targeted enforcement activity as required.

If the Met PartnershipPlus was not supported, the ability to secure additional Police resource for activity locally would be subject to East BCU priorities.

5. **ALTERNATIVE OPTIONS CONSIDERED**

6. **DOCUMENT CONSIDERED:** FINAL Cabinet report MET s92 Police FINAL
Appendix 1 DM - Redacted Document
Appendix 2 Enforcement model

Exclusion of the Press and Public

1. **TITLE:** Approval to enter into a Grant Agreement with the Greater London Authority in relation to the Building Council Homes for Londoners Affordable Housing Programme
2. **DECISION MADE BY:** Cabinet
3. **DECISION:**

Cabinet:

1. **Approved** the entering into the Grant Agreement (Local Authority) for which the key terms are set out in exempt appendix 1 in relation to the "Building Council Homes for Londoners Programme" to support the provision of 282 new units of affordable housing as shown in exempt appendix 2 of the report.
2. **Agreed** to delegate to the Leader of the Council, after consultation with the Director of Regeneration and the Director of Legal and Governance authority to agree to enter into any appropriate contractual extensions or variations in the general management arrangements relating to this Grant Agreement.

4. **REASON FOR DECISION**

By entering into the agreement the Council will access grant funding to complement the Council's regeneration and housing development programmes to bring forward an additional 282 affordable housing units. Consequently the Council is therefore better placed to secure its regeneration and deliver much-needed affordable housing in the borough. The Council could develop these units via one of its three joint venture companies or through its traditional pipeline.

5. **ALTERNATIVE OPTIONS CONSIDERED**

To undertake the scheme without grant funding:

Rejected – Although the Council could fund some of the cost of affordable rent type housing by utilising Right to Buy Receipts, this would be restricted to 30% of the build cost and cannot be used to fund shared ownership properties. The rate of GLA grant being offered through this funding is above 30% of build cost for the affordable units therefore, overall, the

use of GLA grant has a greater financial benefit and minimises the impact on the Housing Revenue Account as to additional borrowing to support the delivery. It also gives the Council the ability to offer local residents a range of affordable housing products and thus help meet its aspirations.

Do Nothing:

Rejected – The ‘do-nothing’ option has been rejected as the Council has made a commitment to maximising the affordable housing delivered in the Borough. An additional 282 units will provide long-term affordable housing solutions for Havering residents and allow us to create better places for communities to thrive.

6. **DOCUMENT CONSIDERED:** Cabinet - GLA grant agreement BCHfL V5
Exempt Appendix 1 Grant Key terms on programme agreement
Exempt Appendix 2 - GLA grant agreement Table
1. **TITLE:**
2. **DECISION MADE BY:**
3. **DECISION:**
4. **REASON FOR DECISION**
5. **ALTERNATIVE OPTIONS CONSIDERED**
6. **DOCUMENT CONSIDERED:**