



MINUTES OF A CABINET MEETING
Council Chamber - Town Hall
Wednesday, 13 November 2019
(7.30 - 8.55 pm)

Present:

Councillor Damian White (Leader of the Council), Chairman

Councillor Robert Benham

Councillor Osman Dervish

Councillor Joshua Chapman

Councillor Jason Frost

Councillor Roger Ramsey

Councillor Viddy Persaud

Cabinet Member responsibility:

Cabinet Member for Education,
Children & Families

Cabinet Member for Environment

Cabinet Member for Housing

Cabinet Member for Health & Adult
Care Services

Cabinet Member for Finance &
Property

Cabinet Member for Public
Protection and Safety

No apologies for absence were received.

96 DISCLOSURES OF INTEREST

There were no disclosures of interest.

97 MINUTES

The minutes of the Cabinet meeting held on Wednesday 18th September 2019 were agreed and signed by the Chair as an accurate copy of the same.

98 **APPROVAL TO BRING FORWARD THE NORTH WEST ROMFORD DEVELOPMENT.**

Cabinet noted the report which outlined the future plans for the planned progression of the North West Romford Development Proposal, in particular, the Angel Way site.

Members noted that this development would produce approximately 1,300 new homes with 35% being affordable housing. Members also noted that this development will bring in new commercial and retail opportunities along with a new green space. Cabinet noted that the Council own 30% of the land inside the Red Line Plan shown in Appendix A to the Cabinet report.

Cabinet:

1. **Endorsed** the vision as set out in section 2 of the Cabinet report to bring forward the North West Romford Development Proposal (NWRDP) as a residential led comprehensive development.
2. **Approved** the Council entering into consultation with land owners, stakeholders and other third parties to identify the detail of the development area and design principles that will underpin the objectives upon which the scheme will be brought forward.
3. **Approved** the Council entering into direct negotiations with land owners and holders of third party interests located within the area proposed for development, subject to future budget decisions being made by full Council through the Council's Budget and Capital Programme process.
4. **Approved**, subject to agreement of budget provisions via the Budget and Capital Programme process, the Director of Regeneration, after consultation with the Leader of the Council and Deputy Director Legal and Governance, being authorised:
 - a. To enter into and complete private treaty arrangements to enable the acquisition of land, interest and rights within (or directly related to) the Red Line Plan area (as shown at Appendix 1 to the Cabinet report);
 - b. To appoint surveyors, barristers and any other professionals required to promote land acquisition and to facilitate the vacant possession of interests located within the Red Line Plan;
 - c. To settle the final form and content associated documentation required to bring forward the scheme to include indicative;

- Red Line Plan;
 - Draft Schedule Freehold and Leasehold Interests;
 - Draft Statement of Reasons
 - Draft Equalities Impact Assessment
 - Consultation Report
 - Viability report
- d. To take such actions so as to facilitate the acquisition of properties and proprietary interests within the Red Line Plan by agreement, such actions to include the relocation of businesses, residents, and statutory undertakers apparatus or of Communication Code Operators, together with any other interests;
- e. To take all reasonable necessary steps to identify land which cannot be acquired by negotiation and appoint the relevant advisors in order to assess the use of CPO powers; and
- f. To negotiate and finalise suitable arrangement to finance and deliver the Council's vision for the North West Romford Development Proposal (NWRDP) with the experienced developer who has approached the Council and expressed its intention to bring forward the development (based on the outline terms described in Appendix 2 of the Cabinet report, but as may be further developed or revised, and subject to further necessary approvals prior to signing).
- g. To review, as proposals develop, other opportunities that may become apparent should adjoining owners identify redevelopment aspirations and bring further reports back to Cabinet to seek further approvals as required.

99 MAKING OF THE COMPULSORY PURCHASING ORDER - NW ROMFORD REGENERATION

Cabinet noted that the land that the Council is looking to acquire has been stalled for approximately 10 years but private treaties have so far been unsuccessful. Members noted that private partners would provide the upfront finances and the finances for any further Compulsory Purchase Orders.

Cabinet:

1. **Approved** in principle support for use of compulsory purchase powers and therefore to the Council preparing over the next six months for the making Compulsory Purchase Order(s) (CPO(s)) pursuant to the statutory powers contained in section 226(1)(a) of the Town and Country Planning Act 1990 (as amended), and section 13

of the Local Government (Misc. Provisions) Act 1976 and all other necessary action to acquire all property and other proprietary interests on and adjacent to the land, including where appropriate new rights, located within the outline on the indicative CPO Red Line Plan at Appendix 1 to the Cabinet report, for the purpose of securing the regeneration of the North West Romford Development Proposal in accordance with existing submitted and emerging planning policy.

2. **Approved** that by no later than the period outlined in recommendation one a separate report be prepared to update Cabinet on either
 - a. the ongoing preparations for making of a CPO(s) and further timescales involved; or
 - b. recommendations for the making of a CPO in support of the delivery of the proposed development.

3. **Approved** that the Director of Regeneration, after consultation with the Leader of the Council and Deputy Director Legal and Governance be authorised to take all steps necessary to enable a compulsory purchase order (or orders) to be made, including but not limited to;
 - a. Appointing surveyors, barristers and any other professionals required to prepare for and subsequently promote the CPO(s) and to facilitate the vacant possession of interests which are located within the CPO Red Line Plan;
 - b. Settling the final form and content of the proposed CPO(s) and associated documentation for approval, to include the;
 - CPO Red Line Plan;
 - Compulsory Purchase Order;
 - Schedule Freehold and Leasehold Interests
 - Statement of Reasons
 - Equalities Impact Assessment
 - Consultation Report
 - c. Taking such actions as necessary to facilitate the North West Romford Development Proposal by acquiring properties and proprietary interests by agreement, such actions to include; the relocation of businesses, residents and statutory undertakers apparatus or Communication Code Operators; and any other interests and setting out the terms for the withdrawal of potential or actual objections to the CPO(s); the entry onto the Land and other land for the purpose of carrying out surveys pursuant to section 15 of the Local Government (Miscellaneous Provisions) Act 1976 ;

- d. Amend the number of properties and leasehold acquisitions with the CPO Red Line Plan at Appendix 1 of the Cabinet report, should such amendment be required to deliver the overall North West Romford Development Proposal;
 - e. Issue notices under section 16 of the Local Government (Miscellaneous Provisions) Act 1976 and/or section 5A of the Acquisition of Land Act 1981; and
 - f. Consider alternatives to the use of compulsory purchase powers.
4. **Noted** that before a compulsory purchase order is made a further detailed report will be drafted seeking authority for the making of an Order (or Orders) and that such a report will need to address a number of issues including:
- a. That the compulsory acquisition is necessary to facilitate the carrying out of development, redevelopment or improvement on, or in relation to, the land being acquired;
 - b. That the Scheme complies with planning policy and the submitted Local Plan;
 - c. That there is a compelling case in the public interest for the land to be acquired which outweighs the interference with the human rights of those with an interest in the land affected;
 - d. That the Scheme will contribute to the promotion or improvement of the economic and/or social and/or environmental well-being of the local area;
 - e. That the Scheme is viable and that there is a reasonable prospect that the Scheme can be implemented within a reasonable timescale;
 - f. That agreements have been entered into with a private sector partner that provides for the delivery of the Scheme and indemnifies the Council in respect of its costs of making the order, seeking its confirmation and compensation payments to affected owners, lessees, occupiers and any other potential claimants;
 - g. That there are no physical or legal impediments to the Scheme proceeding;
 - h. That all reasonable steps have been taken to acquire land and rights over land needed to deliver the Scheme by negotiation and voluntary agreement;

- i. That alternatives to the use of compulsory purchase powers have been considered;
- j. That the compulsory acquisition would not infringe the Council's equality duty.

100 **BEAM PARKWAY - AWARD OF CONTRACT**

The Leader of the Council removed himself from the meeting for this item for transparency.

The report presented to Cabinet sought to award a contract for the design and construction of the Beam Parkway Housing Project on the A1306. Members noted that although the agreement is at a fixed price, there is a break clause in the agreement to protect the Council against cost overruns. Cabinet also noted that the plants would be pollution tolerant and that funding was being given from TFL and the GLA.

Cabinet:

1. **Approved** the award of the Beam Parkway ECC to Jackson Civil Engineering Limited.
2. **Delegated** to the Director of Regeneration and Service Delivery, after consultation with the Leader, the authority to sign the contract.

101 **DECISION TO AWARD A CONTRACT FOR THE 0 TO 19 HEALTHY CHILD PROGRAMME**

The report presented to Cabinet asked for approval for a 5 year contract, with a 2 year extension option, for the provision of the Healthy Child Programme for 0-19 year olds from 1st April 2020 to 31st March 2025.

Cabinet:

1. **Approved** the award of a Healthy Child Programme (HCP) contract to North East London Foundation Trust (NELFT), for the reasons set out within the body of the report. The contract sum to be £23,797,000, for a period of five (5) years plus up to a further two (2) year extension period following a Best Value Review (within the meaning of Part 1 of the Local Government Act 1999) of the HCP service contract, with a start date of 1st April 2020.

2. **Approved** investment of an additional:

- £289k for year one of the contract
- £578k for year two of the contract
- £867k per annum for the remaining term of the contract

The full uplift will increase the annual value of the contract to £3.462m and thus fund the service at the minimum level necessary to deliver the HCP in full for children aged under 5.

102 **HOMELESSNESS AND ROUGH SLEEPING STRATEGY**

The report presented to Cabinet set out the draft Homelessness and Rough Sleeping Strategy that the Council is planning to implement in the next 4 years. The Council hopes to reduce the use and cost of temporary accommodation and it hopes to reduce rough sleeping by half by 2021.

Cabinet:

1. **Approved** the draft Homelessness and Rough Sleeping Strategy and asked officers to commence the formal consultation process with members of the public, key stakeholders and partners.
2. **Noted** that the outcome of the consultation will inform and shape the final Strategy and its future priorities before final approval is sought from Cabinet.

103 **PEOPLE STRATEGY**

The report presented to Cabinet set out the Council's proposal for a Council wide strategy which promotes learning and support within the workforce to brand the London Borough of Havering as an 'employer of choice'.

Cabinet:

1. **Approved** additional revenue budget of £544,400, to run the overarching People & Organisation Transformation Programme for two years, on the assumption of an 'invest to save' approach. Investment will provide the People Strategy and eight projects that are the building blocks to the success of the People Strategy: Values and Behaviours; Organisational Preparedness; Havering Together with Staff; Leadership; Apprenticeship Framework; Workforce Planning; Talent & Succession and Reward & Recognition.

2. **Approved** an ongoing investment of £169,000 per annum to enable the creation of a new OneSource Talent Hub, which will draw on the Apprenticeship Levy to bring new talent into the council and upskill existing employees, noting that this is the maximum investment required.

3. **Approved** £250,000 Revenue Budget to provide targeted assessment of the current resource; a comprehensive programme of leadership and senior management development, which will support sustained transformation and performance improvement across the Council. Where possible, activity will be provided all or in part by the Apprenticeship Levy, to reduce the overall cost of this activity.

104 **REVIEW OF PESTICIDES USED IN HAVERING**

The report presented to Cabinet gave the results of the recent pesticide review undertaken by the Executive. The review explained that the weed killer Glyphosate conforms to the EU's Sustainable Use of Pesticides Derivative and is safe to use in public spaces.

Cabinet:

1. **Noted** the contents of this report.

Chairman