



Haverling

LONDON BOROUGH

JOINT VENTURE WORKING PARTY AGENDA

4.00 pm

**Tuesday
14 January 2020**

**Committee Room 2 -
Town Hall**

Members 8: Quorum 4

COUNCILLORS:

Conservative Group

(4)

Ciaran White (Chairman)
John Crowder (Vice-Chair)
Osman Dervish
Jason Frost

Residents' Group

(1)

Ray Morgon

**Independent Residents'
Group**

(1)

Graham Williamson

**Upminster & Cranham
Residents' Group**

(1)

Ron Ower

Labour Group

(1)

Paul McGeary

**For information about the meeting please contact:
Taiwo Adeoye - 01708 433079
taiwo.adeoye@onesource.co.uk**

Joint Venture Working Party, 14 January 2020

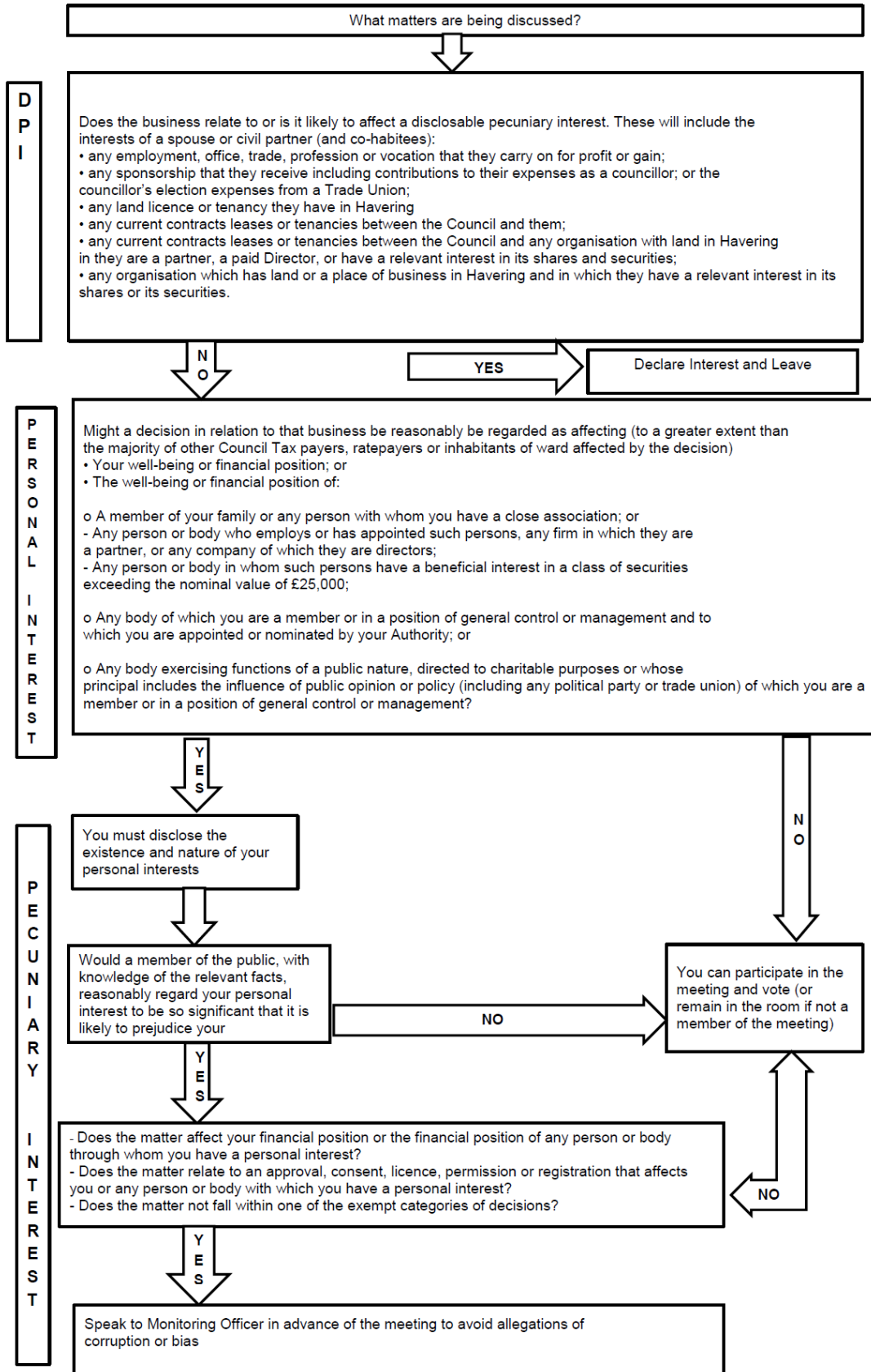
- (a) The Working Party is responsible for advising on the Council's strategic vision for housing-based regeneration of the borough and for liaising with key stakeholders to ensure the vision is understood by other public and private sector partners. Specifically, the Working Party will:
 - (i) Ensure that the Council's strategies and strategic frameworks support this vision wherever possible.
 - (ii) Lobby to ensure all necessary infrastructure is in place to support housing-based regeneration across the borough.
 - (iii) Work to ensure that Havering residents benefit as much as possible from new opportunities as a consequence of regeneration.
 - (iv) Work to ensure that any new housing development is appropriate to the needs of people in Havering, designed to meet local needs and developed in the best possible way to allow local people access to new homes.
 - (v) Ensure sufficiently strong partnership arrangements are in place with joint venture partners, the GLA and other key bodies to ensure sufficient influence to deliver the regeneration programme.

The Working Party is to be a body for the purposes of the Local Government Act 1972 and is therefore subject to the proportionality rules under the Local Government Act 1989

- (b) Meetings will be held at approximately two month intervals and will not normally be open to the public, .
- (c) The Working Party will be an Advisory Committee and as such may make recommendations to the Executive but any decisions in relation to matters within the remit of the Working Party will be taken through the normal executive decision making processes of the council.
- (d) Minutes from the meeting will be recorded and agreed.

Joint Venture Working Party, 14 January 2020

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



AGENDA ITEMS

1 CHAIRMAN'S ANNOUNCEMENTS

The Chairman will announce details of the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

2 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

If any received

3 DISCLOSURE OF INTERESTS

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

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

4 MINUTES (Pages 1 - 8)

To approve as a correct record the minutes of the meeting of the Working Party held on 6 November 2019 and to authorise the Chairman to sign them.

5 HAVERING/NOTTING HILL GENESIS JV UPDATE - 2020/21 BUSINESS PLAN (Pages 9 - 366)

Presentation Update – Rainham Beam Park Regeneration JV LLP. Business Plan and Budget 2020/21

6 MERCURY LAND HOLDINGS UPDATE

The Working Party is to receive a presentation update.

7 HAVERING/WATES JV UPDATE

The Working Party is to receive a presentation update.

8 HAVERING/BRIDGE CLOSE JV UPDATE

The Working Party is to receive a presentation update.

Andrew Beesley
Head of Democratic Services

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**MINUTES OF A MEETING OF THE
JOINT VENTURE WORKING PARTY
Committee Room 2 - Town Hall
6 November 2019 (4.00 - 7.05 pm)**

Present:

COUNCILLORS

Conservative Group Ciaran White (Chairman), Osman Dervish, Jason Frost and +Robby Misir

Independent Residents' Group Graham Williamson

Labour Group Paul McGeary

Apologies were received for the absence of Councillors John Crowder, Ray Morgon and Ron Ower.

+Substitute members: Councillor Robby Misir (for John Crowder)

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

10 DISCLOSURE OF INTERESTS

No interest was disclosed at the meeting.

11 MINUTES

The minutes of the meeting of the Working Party held on 28 January 2019 were agreed as a correct record and signed by the Chairman.

12 UPDATE ON REGENERATION - PROGRESS AND BENEFITS TO RESIDENTS

The Working Party received an update report on the Havering and Wates Joint Venture package one of the 12 site regeneration programme which includes Waterloo Estate, Solar, Serena, Sunrise and Napier and New Plymouth House.

It was noted that pre-application meetings were on going with the Planning Authority to discuss the development options for the Chippenham Road site.

The Working noted the development highlights for the sites that have been progressed since the last business plan.

Wates	Submit PP	Determination SPC	Start on site	Site Completion
Napier and New Plymouth	13-May- 2019	10-Oct-19	June- 19	June-22
Solar, Serena, Sunrise	Dec-19	Mar-20	June- 19	Dec-22
Waterloo Estate	May-20	Aug-20	May- 19	Jan-2030
Chippenham Road	30-May-20	Nov-20	June- 20	May-23

The report outlined the following objectives as key requirements for each site for the planning process as set by the Council:

- That the developments should aim to deliver over 40% affordable housing, where viability permits
- That Council Tenants moved away from development sites have the right to return to a home that meets their housing need.
- To deliver high quality residential led development that is commercially viable

The Working Party was informed that a key achievement for the Venture included the planning approval for the Napier and New Plymouth House was approved in October 2019. The scheme will deliver 197 new homes, 126 of which will be available to local people at an affordable rented level.

The following progresses were reported from other site:

- Solar, Serena, and Sunrise – The scheme was presented to Strategic Planning Committee on 10th October 2019 and was now due to deliver 76.6% affordable housing.
- Waterloo Estate – Consultation with key stakeholders are continuing as part of the pre-application process. Work was on going to maximise the number of affordable family accommodation
- Chippenham Road - Pre-application meetings commenced with the Local Planning Authority.
- Napier and New Plymouth House – The section 106 agreement for the scheme was currently being negotiated with the Planning Authority

It was noted that consultation had continued across the first four sites in the programme. There were plans to undertake one to one meetings with neighbours at resident's request in during autumn 2019 to discuss any disturbance/disruption that occurs as a result of the development programme.

The Working Party was also informed that one to one meetings have been held with businesses affected by the Chippenham, Farnham and Hilldene

development proposals to gauge their support for the regeneration of the Town Centre.

The Working Party noted that buy back and rehousing of Council Tenants was progressing across all sites in Phase One. The vacant possession process had commenced also on Phase Two sites. The Council tenanted homes in Chippenham Road have now vacated.

Site	No. of residents in Temp. Housing	No. of Council Tenants		Leasehold/freehold purchases	
		Tenants matched	Tenants Unmatched	Purchase Underway	Valuation instructed
Waterloo Estate	14	4	0	12	7
Chippenham Road	0	0	0	3	8
Farnham and Hilldene	64	7	17	0	17
Total	78	28		47	

The Working Party was informed that the Havering and Wates Social Value and Communication programme had been agreed at Theme Board and officers were currently working towards implementation.

The Working Party noted the contents of the report.

13 UPDATE ON SOCIAL VALUE

The Working Party received a briefing on the Social Value Proposals put forward as part of the Havering & Wates Regeneration LLP joint venture. It was stated that the briefing had been prepared for presentation to the Council for approval to the social value proposals programme. The proposals and intended outputs related to the delivery of the following sites:

- Solar Serena Sunrise
- Napier New Plymouth
- Waterloo Stage 1 and 2 buildings only
- Chippenham Road

The Working Party was informed that it was the intention that further social value would be reviewed, updated, and agreed with Council as further sites progress.

The proposals were outlined into key themes:

1. Apprenticeships, skills development, work experience, opportunity access programmes to leave a legacy of workforce investment
2. Offering curriculum support to schools and colleges sharing knowledge and expertise
3. Targeting hard to reach groups and offering training opportunities
4. Investing in Economic Development and creating Social Enterprise
5. Investing in the Local Community and Creating Community Cohesion
6. Year to Date, Social Value Activities that have taken place
7. Pipeline of activities
8. Reshaping Tomorrow Volunteering 2019 – Project Ideas
9. Grant Applications – Wates Giving (approved)
10. Sponsorship activities

Following a brief discussion, the Working Party noted the Social Value Proposals.

14 **RAINHAM BEAM PARK JOINT VENTURE - PLANNING UPDATE**

The Working Party received an update briefing on the Rainham Beam Park Joint Venture dashboard.

Members noted the progress on nine different projects being undertaken as part of the various developments on the various Rainham Beam Park project.

The Working Party noted the update on the Rainham Beam Park JV.

15 **MAJOR INFRASTRUCTURE UPDATES**

The Working Party received a briefing on major infrastructure with emphasis to its green elements.

The report outlined the following projects:

1. Beam Parkway in Rainham and Beam Park

A carriageway transformation scheme to reconfigure the A1306 into a new residential scale street with parkland, amenity space and access to transport links and local services. In addition a new two kilometres link of green infrastructure to connect the Ingrebourne and Beam river valleys which will positively alter public and commercial perception of the area.

2. Liveable Neighbourhoods in Romford

A carriageway transformation scheme to reconfigure the Romford Ring Road. The Romford Ring Road is made up of a number of large, unsignalised roundabouts which have a poor safety record, and contribute significantly to the dissatisfactory air quality in the area. The three roundabouts targeted by the Liveable Neighbourhoods programme currently record the 2nd, 4th and 5th worst collision records of the borough's road network. The project was also a significant health and safety issue which would also impact upon the Romford Housing Zone development.

3. Crossrail Complementary Measures in Romford, Gidea Park and Harold Wood

Measures to improve the aesthetics and accessibility to Romford, Gidea Park and Harold Wood stations include provision of new signage, realignment and resurfacing of footways, adjusting kerbs, and decluttering street furniture in order to allow improved flow of foot traffic, particularly during the busy commuter hours.

4. Land of the Fanns Partnership Scheme – Boroughwide

The scheme intended to engage all sectors of the community, resulting in a positive impact upon people from all protected characteristics – with children and young people, older adults, disabled people, and those from disadvantaged backgrounds being amongst the groups that would benefit the most. The provision of activities and opportunities to take part in environmental projects should also support increased levels of social inclusion and improve community cohesion in Havering.

5. Veolia Capital Projects - Boroughwide

The project was established to provide an endowment to enable long term funding for aftercare of the restored Rainham Landfill. Further to plans to abolish the Landfill Communities Fund by 2020, the full funding of £5million would be available for eligible community projects across Havering under the following themes:

- Protection of conservation of the natural environment
- Protection and preservation of the environment for the public benefit
- Provision, maintenance or improvement of a public park, recreation ground, open space or some other public amenity

The Working Party noted the information received.

16 ROMFORD MASTER PLAN UPDATE

The Working Party received a briefing on the Romford Master Plan.

The report provided a summary of work undertaken to date in respect of the Master Plan project that was commissioned in October 2018 to deliver a comprehensive, design-led development framework for Romford.

The following have been undertaken so far:

- Two public exhibition and consultation event in relation to the updated masterplan proposals have been delivered.
- Undertaken a quality review panel (QRP) with external professional design experts to critically assess the masterplan proposals.
- Undertaken key workshops with the Council are planning and design officers to discuss/review/test parameters regarding housing numbers as well as information in relation to public realm, energy and sustainability policies.
- Undertaken meetings with key site stakeholders – most recently Rom Valley Way – to engage on emerging development briefs.
- Continuing to progress work on the development briefs for all 6 sites within/around Romford.

The Working Party was informed that the Master Plan work had experienced some delay in relation to the original programme. This was primarily due to further work required to address Member concerns which had necessitated additional workshops. The programme had also required adjustment to account for further clarifications in relation to the Local Plan, and delay associated with comments from the Planning Inspector.

The following steps were planned in the near future:

Planning

The Masterplan team continue to work on the 6 development briefs which would form part of the masterplan Supplementary Planning Document (SPD). The first drafts of these would be ready for review and discussion along with an updated draft of the masterplan SPD.

An introductory workshop was held in September with design officers to scope out landscaping, energy and sustainability themes/proposals that would form key components of the Town Centre SPD.

Member Engagement

Officers are in the process of setting up workshops to brief and discuss with Members the projected residential unit numbers, the draft development briefs as well viability/delivery and a member walkabout on one of the site.

Public Exhibition

A second and final public exhibition was held in September at the Liberty. The event was an opportunity for the Masterplan team to showcase the latest iteration of the masterplan proposals and, importantly, show how they have responded to earlier consultation feedback.

The Working Party was informed that the event was a success with approximately 180 written responses received on the day.

The Working Party noted the content of the briefing.

Chairman

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