



MINUTES OF A CABINET MEETING
Council Chamber - Town Hall
Wednesday, 5 August 2020
(Times Not Specified)

Present:

Councillor Damian White (Leader of the Council), Chairman

	Cabinet Member responsibility:
Councillor Robert Benham	Cabinet Member for Education, Children & Families
Councillor Osman Dervish	Cabinet Member for Environment
Councillor Joshua Chapman	Cabinet Member for Housing
Councillor Jason Frost	Cabinet Member for Health & Adult Care Services
Councillor Roger Ramsey	Cabinet Member for Finance & Property
Councillor Viddy Persaud	Cabinet Member for Public Protection and Safety

1 DISCLOSURES OF INTEREST

There were no declarations of interest.

2 LICENSING POLICY CONSULTATION

Cabinet considered the Licensing Policy Consultation report, presented by Cllr Viddy Persaud, Cabinet Lead Member for Public Protection and Safety.

The current policy expires on the 6 January 2021 and therefore a new policy will need to be adopted.

The Statement of Licensing Policy is the primary document for setting out the Council's local approach to ensure that the licensing objectives are met.

The licensing objectives are:

- Prevention of crime and disorder
- Public safety
- Prevention of public nuisance
- Protection of children from harm

Section 5 of the Licensing Act 2003, requires that a full statutory consultation takes place and all required bodies will be consulted as prescribed by the 2003 Act. The consultation period will be 12 weeks and the main changes to the policy are as follows:

- Havering's vision has been added to the updated policy.
- An equalities and diversity section has been added
- A section on the use of remote hearings has been added
- The cumulative impact zone for Romford has been reviewed but remains unchanged
- The cumulative impact zone for Hornchurch has been reviewed and amended.
- The cumulative impact zone for Gooshays ward has been reviewed and amended.
- A section on mental health and wellbeing has been added
- A section on counter terrorism has been added
- A section on COVID 19 has been added
- Some additional model conditions have been added.

There followed a period of discussion. Members were pleased to see emphasis on Covid security and a regard to mental health issues, which would see staff members of licensed premises trained in these fields.

Cabinet:

Agreed for a full statutory consultation regarding the Havering Statement of Licensing Policy to be conducted pursuant to Section 5(3) of the Licensing Act 2003 as set out in the Cabinet report.

Noted that the consultation will be for a period of 12 weeks

3 LOCAL PLAN CONSULTATION ON MAIN MODIFICATIONS AND PUBLICATION OF TEMPORARY CHANGES TO THE STATEMENT OF COMMUNITY INVOLVEMENT

Cabinet considered the report in relation to the Local Plan and the Main Modifications and changes following Examination Hearings in 2018 and 2019.

Work was required to be undertaken as a result and the proposed Main Modifications are considered by the Inspector to render the Local Plan 'sound'.

The report outlined the progress through the Local Plan Examination process and sets out details of the proposed Modifications including those linked to parking, housing and gypsy and traveller matters.

This represents a very important milestone in the work on the Local Plan, which will help to ensure future development in Havering is of the highest quality.

Members noted the proposed Main Modifications and changes to some elements in the evidence base supporting the Local Plan. These matters will be the subject of a further period of public consultation in line with the regulations and legislation for the preparation of Local Plans.

The Government has emphasised the importance of plan-making continuing during the Covid 19 pandemic, as it wants to see Local Plans progressing through the plan-making system as a vital means for supporting the economic recovery. In line with this, the report brings forward recommended temporary changes to the Council's adopted Statement of Community Involvement to set out how the Council will ensure that the public consultation is meaningful, open and accessible to all stakeholders including residents in Havering.

The outcome of the consultation will be reported back to the Planning Inspector and will then be the subject to a further report to Cabinet and ultimately to Full Council for a decision.

Cabinet:

Agreed to receive the Supplementary agenda adding annex 21 to the report submitted and:

(1) **Noted and considered** the proposed Main Modifications and changes to the supporting evidence base documents resulting from the Local Plan Examination including, specifically, the Proposed Main Modification for car parking.

(2) **Agreed** the Proposed Main Modifications and changes to supporting documents resulting from the Local Plan Examination (as set out in Annexes 2 – 16) being the subject of public consultation

(3) **Agreed** the proposed 'minor' changes following the Local Plan Examination and publish these for information (as set out in Annex 17)

(4) **Agreed** to publish a 'composite' Local Plan document (including Proposed Main Modifications and proposed 'minor' changes) for information (as set out in Annex 18)

(5) **Agreed** the recommended temporary amendments to the Council's Statement of Community Involvement (as set out in Annex 19) which sets out how the Council will undertake public consultation when preparing Local Plans and for this to be published

(6) **Agreed** the Equalities Impact Assessment informing the amended Statement of Community Involvement (as set out in Annex 20)

(7) **Delegated** responsibility to the Director of Neighbourhoods in consultation with the Leader of the Council, for the Council's formal response to the Local Plan Inspector following the consultation (including the agreement of any further changes to the Main Modifications and supporting documents considered necessary)

(8) **Agreed** to publish the outcomes of the public consultation

(9) **Noted** that the current Local Development Scheme document will be revised and updated following the adoption of the Local Plan

4 **EXCLUSION OF THE PUBLIC**

Cabinet agreed that the rest of the meeting would be held in private to enable consideration and discussion regarding exempt papers. This would happen as and when exempt papers were being discussed.

5 **REMODELLING OF ONESOURCE SERVICES: NEW ARRANGEMENTS FOR THE FINANCE FUNCTION ACROSS HAVERING, NEWHAM AND BEXLEY**

Cabinet considered the report presented by Simon Pollock the Managing Director of oneSource.

Cabinet's approval was recommended for the remodelling of oneSource services and related matters. The recommendations arise from a provisional agreement between Havering, Newham and Bexley Councils reached by the oneSource Joint Committee on 26th June 2020, which now requires the formal agreement of each Council to be implemented.

In the lead up to the Joint Committee meeting, detailed discussions and meetings took place with the partner boroughs a number of which were formal meetings comprising the political leadership of the partner boroughs.

The oneSource joint Committee met on 26 July 2020 and agreed to the LB Newham and LB Bexley requests to make the following changes to the shared arrangement:-

- Bexley wish to withdraw all delegated services from oneSource
- Newham wish to withdraw from all Finance Services except for the Finance services provided currently by the Transactional Team, Treasury and Pensions and the Oracle Systems Support Team (the latter initially for one year only).

These changes will create additional costs for Havering, which will lose some of the economies of scale that have been achieved by sharing services. Under the Partnership Agreement between the three boroughs, the two boroughs requesting the withdrawal of services must compensate Havering for the additional costs this change creates.

The oneSource Joint Committee agreed the following:

- To agree Bexley's full withdrawal from oneSource from 31st July 2020, waiving the requirement to give 15 months' notice.
- To agree Newham's withdrawal from all Finance Services except for the Finance services provided currently by the Transactional Team, Treasury and Pensions and the Oracle Systems Support Team (the latter initially for one year only).
- To agree the financial compensation payable by the exiting boroughs.
- To vary the terms of the oneSource agreement to withdraw the Bexley's membership of the oneSource Joint committee with effect from 31st July 2020
- To agree a joint press release.

In line with the delegation arrangements in place in each borough, the decisions of the oneSource Joint Committee are subject to approval by each and all of the authorities in respect of the delegation of powers to the Joint Committee and the other terms of the agreement.

Following discussion:

1. Subject to 2 below and for the reasons set out in the report and its appendices, Cabinet, **agreed** the variation of the oneSource agreement between the Council and the London Boroughs of Newham and Bexley on the following terms:
 - a. London Borough of Bexley's full withdrawal from oneSource from 31st July 2020, waiving the requirement to give 15 months' notice;
 - b. London Borough of Newham's withdrawal of its delegation to the oneSource Joint Committee of all Finance Services provided by oneSource except for the Finance services provided currently by the Transactional Team, Treasury and Pensions and the Oracle Systems Support Team (the latter initially for one year only);
 - c. The financial compensation payable by the exiting boroughs to Havering as detailed in Table 1 of the oneSource report considered at oneSource Joint Committee on 26 June 2020 (Exempt Appendix 1);
 - d. To vary the oneSource Agreement generally and the remodelling of oneSource services specifically to the extent that the affected services and the relevant delegations are executive functions of the Council;
 - e. To the London Borough of Bexley's withdrawal from the membership of the oneSource Joint committee with effect from 31 July 2020;

2. Cabinet **agreed** that the decisions in 1 above are subject to the approval by Bexley and Newham of all of the terms of the agreement reached at the oneSource Joint Committee on 26 June 2020 and the formation of a contract between the three boroughs to give effect to the agreement.
3. Cabinet **delegated** the implementation of the agreement reached at the oneSource Joint Committee on 26 June 2020 to the Executive Director of oneSource;
4. Cabinet noted that the other Councils may continue to share some of the proposed withdrawn services for a transitional period beyond 31 July 2020 whilst permanent arrangements are put in place within the sovereign boroughs.

6 HAVERING AND WATES REGENERATION COVID-19 OPTIONS PAPER

Cabinet considered the report presented by Neil Stubbings Director of Regeneration.

In June 2016 and October 2016, Cabinet received reports, which proposed to increase the number of affordable homes on housing sites owned by the Council. As a result of the information provided to Cabinet, 12 sites vested in the HRA were identified for regeneration and Havering and Wates Joint Venture appointed to bring forward these proposals. However, the outbreak of COVID-19 has created an unprecedented situation in which the Joint Venture must consider its ability to deliver the Schemes and ensure exposure is limited.

In October 2019 the planning application for the redevelopment one of the 12 sites, Napier and New Plymouth House was submitted by the Havering and Wates Joint Venture and approved by the Council's Strategic Planning Committee. The approved scheme proposes to deliver 197 new homes, 64% of which will be affordable, delivering 126 affordable residential units, including 87 as part of the 'right to return' re-provision for previous Council Tenants.

With the serious outbreak of the COVID-19 virus since the turn of the year, the Government has taken action to reduce its spread and the associated level of excess mortality has resulted in lock-down and a reduction in macro-economic activity.

The extended lockdown linked to the COVID-19 outbreak has resulted in a severe economic downturn, influencing various sectors, household incomes and jobs. This has created a significant element of uncertainty in the housing market. Across the housing sector, it has been highlighted that assumptions on house-prices may need to be revisited and remain uncertain in the short term. RICS, in response to the COVID-19 outbreak had asked valuers to consider all circumstances where a material uncertainty declaration is appropriate. The uncertainty has been reflected in the share prices of the leading developers in the sector, which have seen a

significant fall in value since the outbreak. The resulting loss of confidence has impacted on housing development and calls into question some of the assumptions underpinning the approved Havering & Wates Regeneration Business Plan.

The uncertainty will have a material effect on sites, which are scheduled to come forward for development within the next 12 months, including Napier New Plymouth (NNP), where construction was scheduled to commence at the end of April 2020. The uncertainty in house prices has eroded confidence in the projected level of sale receipts on NNP, underpinning the approved Business Plan. In response, both the Council and Wates Construction Limited (WCL) have agreed it would not be possible to proceed to construction in accordance with the Business Plan until after either the housing market returns to pre-COVID19 levels or the Council along with its JV Partner Wates Construction Limited resolves the deterioration in viability linked to COVID19.

Various options were set out in the report with Option 4, where the Council acquires all of the units being the preferred option.

Given the current uncertainty in the housing market, the Council could agree to acquire the additional 71 open market units but change the tenure. This option would eliminate the JV sales risk as the Council would commit to acquiring all the housing on the development.

This option increases the quantity of housing in the Borough at a time when the demand for affordable housing linked to COVID-19 outbreak is likely to increase. With the Council's support, the joint venture can continue with the programme dedicated to providing good quality affordable family housing with enhanced design to meet the need of local residents.

Following discussion:

Cabinet:

1. **Approved** the recommendation option 4 set out in the Report to progress the development of Napier New Plymouth as a 100 per cent Council scheme, at a total development cost of £57.370 million, and delegates the final decision on the tenure of the additional 71 units to the Director of Regeneration in consultation with the Director of Housing.
2. **Noted** that the Leader of the Council, after consultation with the s151 Officer will be responsible for the approval of the revised business case for Napier New Plymouth and related viability assessment.
3. **Authorised** the Director of Regeneration to take all steps necessary to negotiate and enter into variations of any of the joint venture documentation and the planning permission and associated planning obligation to the extent required to enable the implementation of Option 4.

Chairman