



Haverling

LONDON BOROUGH

JOINT VENTURE WORKING PARTY AGENDA

2.00 pm

**Tuesday
18 August 2020**

VIRTUAL MEETING

Members 9: Quorum 3

COUNCILLORS:

Conservative Group

(4)

Michael Deon Burton
(Chairman)

Christine Vickery (Vice-Chair)
Osman Dervish
Jason Frost

Residents' Group

(1)

Ray Morgon

**Independent Residents'
Group**

(1)

Graham Williamson

**Upminster & Cranham
Residents' Group**

(2)

Gillian Ford
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, 18 August 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, 18 August 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 PROTOCOL ON THE OPERATION OF THE JOINT VENTURE WORKING PARTY MEETINGS DURING THE COVID-19 PANDEMIC RESTRICTIONS (Pages 1 - 4)

Protocol attached – to be noted by the Working Party.

5 MINUTES (Pages 5 - 10)

To approve as a correct record the minutes of the meeting of the Working Party held on 14 January 2020 and to authorise the Chairman to sign them at a later date.

6 BRIDGE CLOSE REGENERATION - UPDATE (Pages 11 - 12)

Report attached.

7 LOCAL PLAN & ROMFORD MASTER PLAN (Pages 13 - 14)

Report attached

8 MERCURY LAND HOLDINGS (Pages 15 - 16)

Report attached.

9 RAINHAM AND BEAM PARK HOUSING ZONE (Pages 17 - 18)

Report attached.

10 TWELVE SITES REGENERATION - UPDATE (Pages 19 - 20)

Report attached.

Andrew Beesley
Head of Democratic Services

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LONDON BOROUGH OF HAVERING

**PROTOCOL ON THE OPERATION OF JOINT VENTURE WORKING PARTY
MEETINGS DURING THE COVID-19 PANDEMIC RESTRICTIONS**

1. Introduction

In accordance with the Local Authority and Police Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panels Meetings (England and Wales) Regulations 2020, all Joint Venture Working Party meetings held during the Covid-19 restrictions will take place using a 'virtual' format. This document aims to give details on how the meetings will take place and establish some rules of procedure to ensure that all parties find the meetings productive.

2. Prior to the Hearing

Once the date for a meeting has been set, an electronic appointment will be sent to all relevant parties. This will include a link to access the virtual meeting as well as guidance on the use of the technology involved.

3. Format

For the duration of the Covid-19 restrictions period, all Joint Venture Working Party meetings will be delivered through conference call, using Zoom software. This can be accessed using a PC, laptop or mobile/landline telephone etc. and the instructions sent with meeting appointments will cover how to do this.

4. Structure of the Meeting

Although held in a virtual format, Joint Venture Working Party Meetings will follow the standard procedure with the following principal stages. Members may ask questions of any party at any time. Questions are however, usually taken after each person has spoken.

- The Chairman's announcements, apologies and disclosures of Member interests will be dealt with.
- Consideration of reports as shown in the agenda papers. Officers will introduce the report, questions will be asked by Members and the report noted.
- The Joint Venture Working Party 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.
- The clerk will confirm the details of any decision made by the Working Party.

5. Technology Issues

An agenda setting out the items for the meeting will be issued in advance, to all parties in accordance with statutory timetables. This will include details of reports to be considered and any other relevant documents. The agenda will also be published on the Council's website – www.havering.gov.uk in the normal way.

All parties should be aware that the sheer volume of virtual meetings now taking place across the country has placed considerable strain upon broadband network infrastructure. As a result, Zoom meetings may experience intermittent faults whereby participants lose contact for short periods of time before reconnecting to the call. The guidance below explains how the meeting is to be conducted, including advice on what to do if participants cannot hear the speaker and etiquette of participants during the call.

Members and the public will be encouraged to use any Webcast link provided by the Council to attend a meeting remotely. If this is not possible, attendance may be through an audio link or by other electronic means.

Remote access for members of the public and Members who are not attending to participate in the meeting, together with access for the Press, will be provided via a webcast of the meeting at www.havering.gov.uk.

If the Chairman is made aware that the meeting is not accessible to the public through remote means, due to any technological or other failure of provision, then the Chair shall temporarily adjourn the meeting immediately. If the provision of access through remote means cannot be restored within a reasonable period, then the remaining business will be considered at a time and date fixed by the Chairman. If he or she does not fix a date, the remaining business will be considered at the next scheduled meeting of the Working Party.

6. Management of Remote Meetings for Members

The Chairman will normally confirm at the outset and at any reconvening of a Joint Venture Working Party meeting that they can see and hear all participating members. Any Member participating remotely should also confirm at the outset and at any reconvening of the meeting that they can see and hear the proceedings and the other participants.

The attendance of Members at the meeting will be recorded by the Democratic Services Officer. The normal quorum requirements for meetings as set out in the Council's Constitution will also apply to a remote meeting.

If a connection to a Member is lost during a meeting of the Working Party, the Chairman will stop the meeting to enable the connection to be restored. If the connection cannot be restored within a reasonable time, the meeting will proceed, but the Member who was disconnected will not be able to vote on the matter under discussion, as they would not have heard all the facts.

7. Remote Attendance of the Public

Any member of the public participating in a meeting remotely in exercise of their right to speak at Joint Venture Working Party or other meeting must meet the same criteria as members of the Working Party (outlined above) in terms of being able to access and, where permitted, speak at the meeting. The use of video conferencing technology for the meeting will facilitate this and guidance on how to access the meeting remotely will be supplied by the clerk.

8. Etiquette at the meeting

For some participants, this will be their first virtual meeting. In order to make the hearing productive for everyone, the following rules must be adhered to and etiquette observed:

- The meeting will be presided over by the Chairman who will invite participants to speak individually at appropriate points. All other participants will have their microphones muted by the Clerk until invited by the Chairman to speak;
- If invited to contribute, Members or other participants should make their statement, then wait until invited to speak again if required;
- If it is possible, participants should find a quiet location to participate in the Zoom meeting where they will not be disturbed as background noise can affect participants.
- The person speaking should not be spoken over or interrupted and other participants will normally be muted whilst someone is speaking. If there are intermittent technological faults during the meeting then the speaker will repeat from the point where the disruption started. Whilst intermittent disruption is frustrating, it is important that all participants remain professional and courteous.

9. Meeting Procedures

Democratic Services Officers will facilitate the meeting. Their role will be to control conferencing technology employed for remote access and attendance and to administer the public and Member interaction, engagement and connections on the instruction of the Chairman.

The Council has put in place a technological solution that will enable Members participating in meetings remotely to indicate their wish to speak via this solution.

The Chairman will follow the Committee Procedure rules set out in the Council's Constitution when determining who may speak, as well as the order and priority of speakers and the content and length of speeches in the normal way.

The Chairman, at the beginning of the meeting, will make reference to the protocol for Member and public participation and the rules of debate. The Chairman's ruling during the debate will be final.

Members are asked to adhere to the following etiquette during remote attendance of the meeting:

- Members are asked to join the meeting no later than fifteen minutes before the start to allow themselves and Democratic Services Officers the opportunity to test the equipment.
- Any camera (video-feed) should show a non-descript background or, where possible, a virtual background and Members should be careful to not allow exempt or confidential papers to be seen in the video-feed.
- Rather than raising one's hand or rising to be recognised or to speak, Members should avail themselves of the remote process for requesting to be heard and use the 'raise hand' function in the participants field.
- All participants should only speak when invited to by the Chair.
- Only one person may speak at any one time.
- When referring to a specific report, agenda page, or slide, participants should mention the report title, page number, or slide so that all members have a clear understanding of what is being discussed at all times

Any Member participating in a remote meeting who declares a disclosable pecuniary interest, or other declarable interest, in any item of business that would normally require them to leave the room, must also leave the remote meeting. The Democratic Services Officer or meeting facilitator, will confirm the departure and will also invite the relevant Member by link, email or telephone to re-join the meeting at the appropriate time, using the original meeting invitation,

10. After the Hearing - Public Access to Meeting Documentation following the meeting

Members of the public may access minutes, decision and other relevant documents through the Council's website. www.havering.gov.uk

For any further information on the meeting, please contact taiwo.adeoye@onesource.co.uk, tel: 01708 433079.

**MINUTES OF A MEETING OF THE
JOINT VENTURE WORKING PARTY
Committee Room 2 - Town Hall
14 January 2020 (4.00 - 6.30 pm)**

Present:

COUNCILLORS

Conservative Group	Ciaran White (Chairman), John Crowder (Vice-Chair), Jason Frost and Christine Vickery
Residents' Group	Ray Morgon
Upminster & Cranham Residents'	Ron Ower
Independent Residents 'Group	Graham Williamson
Labour Group	Paul McGeary

An apology was received for the absence of Councillor Osman Dervish.

Also present at the meeting were Councillors Damian White and Philippa Crowder.

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

17 DISCLOSURE OF INTERESTS

No interest was disclosed at the meeting.

18 MINUTES

The minutes of the meeting of the Working Party held on 6 November 2019 were agreed as a correct record and signed by the Chairman.

19 MERCURY LAND HOLDINGS UPDATE

The Working Party received an update briefing on Mercury Land Holdings (MLH).

The following update were outlined:

1. Cathedral Court

The scheme formed part of the first MLH business plan that comprised of 65 private rented sector (PRS) property unit scheme located in Romford. The developments had 3 one beds, 36 two beds and 16 three bedrooms.

It was noted that the apartments was equipped with hyperoptic broadband for internet as part of rent. Also included in the rent was Subsidised gym membership to Everyone Active.

The apartment was now fully operational and let.

2. North Street

The scheme comprised of 44 private rented sector (PRS) property located in the centre of Hornchurch.

The developments consisted of 33 two beds and 11 one bedrooms. The Working Party was informed that the scheme was directly managed by MLH from the development of the scheme to design and construction through to operation.

The construction was due for completion by the end of January 2020. It was indicated that all the properties come with internet and telephony facility, 24 hours call out service, a dedicated property management team with no service charge.

The Working Party was informed that local lettings policy favoured local tenants, such as advertising in Havering Living magazine.

3. The Quarles scheme

The scheme was a joint venture between MLH and Bellway Homes. A second Quality Review Panel was held in December 2019. A revised proposals was currently being drafted. 35% of the units would be affordable housing retained by the Council. The scheme will also consist of units for private sale and potential opportunities for some PRS.

It was indicated that to protect the Council's investment and Mercury Land Holdings, all properties are covered by rental insurance

4. Crow Lane

The Working Party was informed that MLH was working with the Council to deliver 34 PRS properties on Crow Lane.

It was indicated that the fourth MLH Business Plan was approved by Cabinet in September 2019. The plan proposed an increase in funding of Mercury Land Holdings.

The Working Party was informed that the 2019 Business Plan identified additional sites that may provide additional opportunities for growth in MLH.

Members noted the presentation.

20 **HAVERING/WATES JV UPDATE**

The Working Party received an update on the Havering Wates Joint Venture Annual Business Plan Review.

The following highlights were provided to the Working Party:

The Joint Venture is seeking to provide new homes in the excess of 2,719 with a minimum of 40% of the units being affordable homes. It is the biggest of the joint ventures with its funding linked to the Housing Revenue Account, (HRA).

It was stated that the Joint Venture will have a greater level of influence on the quality of the development and the future management arrangements.

The development would seek to create modern extra care housing with specialist dementia provision for older people.

The Working Party was informed that a significant social value contributions are expected from the scale of the developments for the business plan.

The plan informed that the development would look to bring new and modern public realm experiences to the scheme that include modern waste disposal, public art, increase biodiversity linked to indigenous species.

The Working Party was informed the development aims to make provision for health, education, leisure facilities and transport as part of the regeneration and place shaping process where it would be necessary.

The Joint Venture plan was to deliver modern estates that will improve the well-being of residents achieving reduced fuel poverty and better places to live. New play and recreational space would be provided on the estates.

It was indicated that on the larger developments the plan aims to make provision for commercial floor space, likely to be flexible workspace and small retail/ leisure.

The aim of the development was to link with other developments in the surrounding areas in order for a joint delivery of infrastructure.

The Working Party was informed that the development for delivery aims to contribute to the development of the new Beam Park community in Rainham through the redevelopment of Napier and New Plymouth Houses.

The presentation provided the Working Party the following comments of the Quality Review Panel that stated the layout of Solar Serena and Sunrise Court was greatly improved and in particular approved of the orientation of the blocks backing onto the houses on Abbscross Lane. In addition the scale and range of communal facilities were much improved”

The development also provided comments from the Quality Review Panel on other sites stating the panel was comfortable with the revised massing of the scheme and welcomed the reduced heights. It was of the view that the way in which the buildings step down along Waterloo Road was largely successful.

The Working Party also noted the panel comments that welcomed the reduction in on-street parking and vehicular movement through the development as this would create more generous public space within the development which was to be welcomed.

Members welcomed the update.

21 **HAVERING/BRIDGE CLOSE JV UPDATE**

The Working Party received an update presentation on the Bridge Close Regeneration.

The highlights of the scheme included provision of 1,070 new homes and opportunity for affordable workspace.

It was noted that the scheme included a new primary school to meet identified need and a new health centre in the Town Centre.

The scheme would also enable provision for an improved access to Romford Station and the Town Centre for new and current residents living to the east and south-east of the site.

The Working Party noted that the scheme proposed a new bridge across the River Rom to improve connectivity to the Romford Town Centre.

There were plans in the proposal for the improvement of Public Realm facilities.

It was stated that there will be an Estate management arrangement to support and maintain the quality of local environment when the site was fully populated.

The Working Party noted that the scheme had enabled job creation (construction, direct & indirect local jobs) for people and organisation in Havering.

The Working Party was updated that the London ambulance service had appointed an adviser to communicate with the Joint Venture.

Members were informed that planning approval would be sought in the autumn 2020.

The Working Party noted the presentation update.

Chairman

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