



JOINT VENTURE WORKING PARTY AGENDA

2.00 pm	Thursday 29 October 2020	VIRTUAL MEETING
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Members 9: Quorum 4

COUNCILLORS:

Conservative Group

(4)

Michael Deon Burton

(Chairman)

Christine Vickery (Vice-Chair)

Osman Dervish

Jason Frost

Upminster & Cranham

Residents' Group

(2)

Ron Ower

Gillian Ford

Residents' Group

(1)

Ray Morgon

Labour Group

(1)

Paul McGeary

Independent Residents' Group

(1)

Graham Williamson

For information about the meeting please contact:

Taiwo Adeoye - 01708 433079

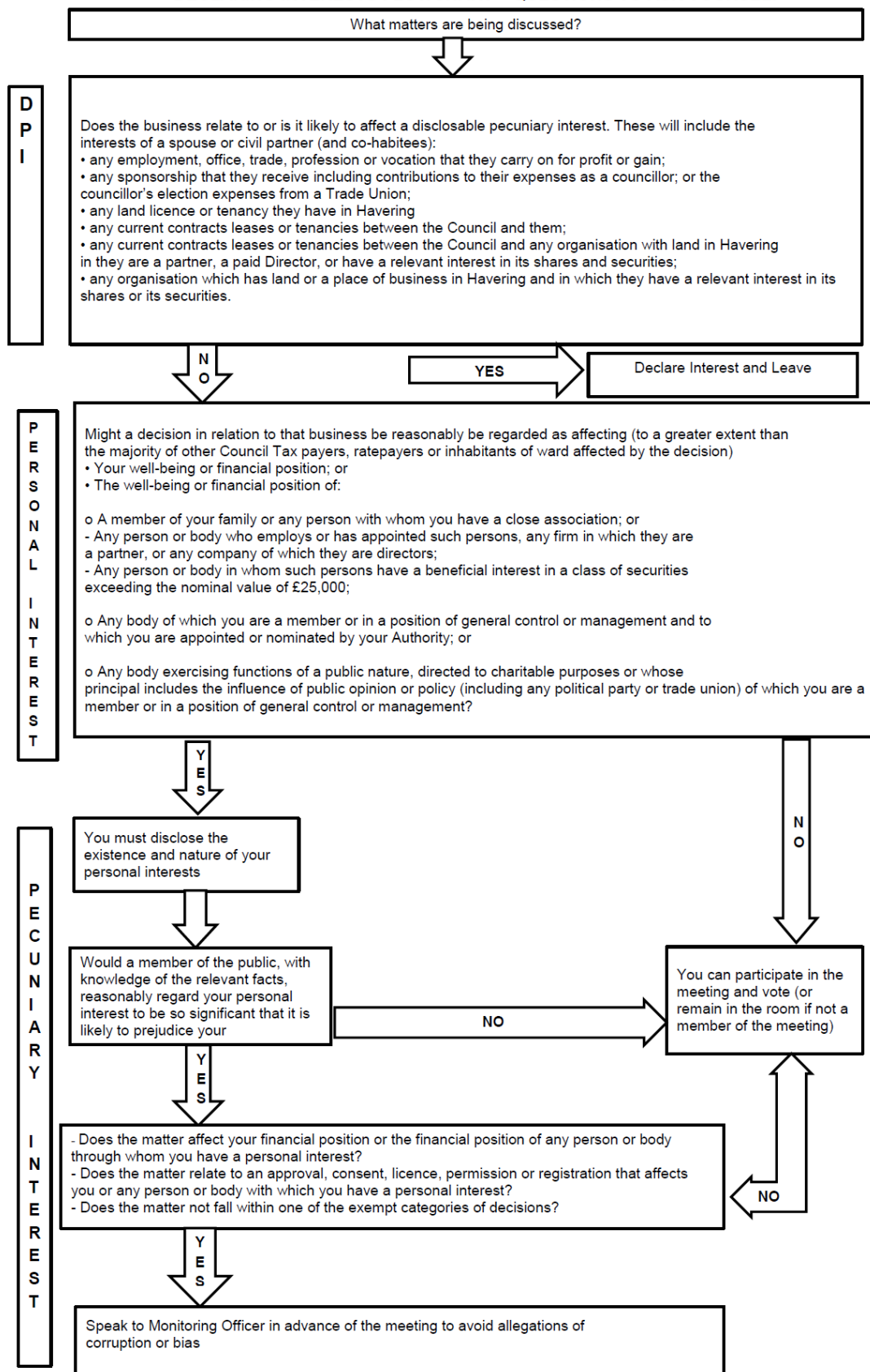
taiwo.adeoye@onesource.co.uk

- (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.

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 PLANNING AND DELIVERY INFRASTRUCTURE IN HAVERING (Pages 5 - 16)

Presentation attached.

6 EXCLUSION OF THE PUBLIC (Pages 17 - 18)

To consider whether the public should now be excluded from the remainder of the meeting on the grounds that it is likely that, in view of the nature of the business to be transacted or the nature of the proceedings, if members of the public were present during those items there would be disclosure to them of exempt information within the meaning of paragraph 1 of Schedule 12A to the Local Government Act 1972; and, if it is decided to exclude the public on those grounds, the Committee to resolve accordingly on the motion of the Chairman.

7 MINUTES (Pages 19 - 34)

To approve as a correct record the minutes of the meetings of the Working Party held on 14 January and 18 August 2020 and to authorise the Chairman to sign them.

8 BRIDGE CLOSE REGENERATION - UPDATE (Pages 35 - 38)

Report attached.

9 MERCURY LAND HOLDINGS (Pages 39 - 42)

Report attached.

10 ROMFORD TOWN CENTRE MASTER PLAN (Pages 43 - 46)

Report attached

11 RAINHAM AND BEAM PARK HOUSING ZONE (Pages 47 - 50)

Report attached.

12 TWELVE SITES REGENERATION - UPDATE (Pages 51 - 54)

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.

Joint Venture Working Party

29 October 2020

REPORT

Subject Heading:

Planning and Delivery Infrastructure in Havering

SLT Lead:

Abdus Choudhury – Deputy Director of Legal & Governance

Report Author and contact details:

Taiwo Adeoye – Democratic Services Officer
taiwo.adeoye@onesource.co.uk

Policy context:

To ensure all necessary infrastructures were in place to support housing-based regeneration across the borough

Financial summary:

None

The subject matter of this report deals with the following Council Objectives

Communities making Havering	[X]
Places making Havering	[X]
Opportunities making Havering	[X]
Connections making Havering	[X]

SUMMARY

At a previous meeting, Members of the Working Party asked to receive a briefing on infrastructures to support housing-based regeneration across the borough. Attached is a presentation.

RECOMMENDATION

That the Working comment and note the presentation.

IMPLICATIONS AND RISKS

Financial implications and risks: None of this covering report.

Legal implications and risks: None of this covering report.

Human Resources implications and risks: None of this covering report.

Equalities implications and risks: None of this covering report.

Planning and Delivering Infrastructure in Havering

Anne-Marie Berni

Independent Consultant and

Ben Dixon

Team Leader

Infrastructure Planning Team (IPT)

Planning and Building Control

Context

- NB: INFRASTRUCTURE in this context – means infrastructure planning and delivery.
- The Infrastructure Planning Team is growing, to manage the need for infrastructure planning and delivery in Havering.
- The team will focus on the governance arrangements for decision making on infrastructure
- The purpose of this is meeting you. For you to know who we are, what we are doing and how we can link you in to our work.



Governance

- IPaDB (Infrastructure Planning and Delivery Board) and ISGO (Infrastructure Steering Group for Officers). These now exist, to enable decision-making. Link in to all other groups, including Cabinet, JV, community, partners etc
- Without the commitment, agreement and buy-in from internal officers, politicians, external delivery agencies (such as TfL and the CCG) our communities and the development industry, we will not be able to deliver projects.
- The IPT role is to link these groups into one another, as well as to foster and maintain regular, on-going relationships with and between, all of groups – in pursuit of one goal:

***A NETWORK OF MEANINGFUL
INFRASTRUCTURE FOR HAVERING***



Successful Infrastructure Planning and Delivery



- NEED FOR A CLEAR AND PRODUCTIVE PROCESS
- Raising awareness of infrastructure.
- Ensuring everyone understands the link between infrastructure and development.
- Any number of funding mechanisms could be required for any one infrastructure programme or project.
- Will involve many delivery agents to ensure funding and delivery.

It's a challenge!

What's Next

- Circa £600m infrastructure Wish List, contained in our Infrastructure Delivery Plan (IDP) 2018. Currently reviewing our IDP.
- Wish List is always in flux, as needs change and grow.
- Linking projects in to the capital Programme, ready for next year.
- Further assessment and analysis of all financial systems and data stores.
- Imperative – financial data on income and expenditure will be published annually (December) in an Infrastructure Funding Statement (IFS).



What this Means for the JVWP

- We are here to raise the profile of our work.
- We need politicians to be a part of this process and we would like to link the JVWP directly in to our infrastructure planning and delivery, with your regen remit in mind.
- Cabinet and Strategic Planning Committee will be part of this too, particularly with formal documents and processes.
- Programme of this engagement, on an annual basis – we will know which forum we will be meeting you at and when.
- How often and in which forum?



Moving Forward

- Some other things for this group to consider:
 - Future co-location of services, minimising impact and maximise the use of facilities (existing and new). Lots to think about – could be years in the planning but could be highly successful model.
 - Importance of considering smaller and larger infrastructure projects in the round. Some on short timeframes, but some much larger programmes need commitment and safeguarding for future delivery.
- We all need to work together to make infrastructure happen.



Questions?

Thanks for listening and we look forward to a new way of working together, with infrastructure planning and delivery in mind.

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Joint Venture Working Party

29 October 2020

REPORT

Subject Heading:

Bridge Close Regeneration Update

SLT Lead:

Abdus Choudhury – Deputy Director of
Legal & Governance

Report Author and contact details:

Taiwo Adeoye – Democratic Services
Officer
taiwo.adeoye@onesource.co.uk

Policy context:

To be provided information on the joint
venture with an understanding of how
value would be gained.

Financial summary:

None

The subject matter of this report deals with the following Council Objectives

Communities making Havering	[X]
Places making Havering	[X]
Opportunities making Havering	[X]
Connections making Havering	[X]

SUMMARY

The Working Party is to receive a briefing on the current status of the Bridge Close regeneration projects in order to be abreast of each application within the venture.

The report contains commercially sensitive information and is restricted from public scrutiny by virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

RECOMMENDATION

That the Working Party comment and note the status report.

IMPLICATIONS AND RISKS

Financial implications and risks: None of this covering report.

Legal implications and risks: None of this covering report.

Human Resources implications and risks: None of this covering report.

Equalities implications and risks: None of this covering report.

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Joint Venture Working Party

29 October 2020

REPORT

Subject Heading:

Mercury Land Holdings - Update

SLT Lead:

Abdus Choudhury – Deputy Director of
Legal & Governance

Report Author and contact details:

Taiwo Adeoye – Democratic Services
Officer
taiwo.adeoye@onesource.co.uk

Policy context:

To be provided information on the
venture with an understanding of how
value would be gained

Financial summary:

None

The subject matter of this report deals with the following Council Objectives

Communities making Havering	[X]
Places making Havering	[X]
Opportunities making Havering	[X]
Connections making Havering	[X]

SUMMARY

The Working Party is to receive a briefing on the current status of the Mercury Land Holdings portfolio in order to be abreast of progress within the venture.

The report contains commercially sensitive information and is restricted from public scrutiny by virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

RECOMMENDATION

That the Working Party comment and note the status report.

IMPLICATIONS AND RISKS

Financial implications and risks: None of this covering report.

Legal implications and risks: None of this covering report.

Human Resources implications and risks: None of this covering report.

Equalities implications and risks: None of this covering report.

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of the Local Government Act 1972.

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Joint Venture Working Party

29 October 2020

REPORT

Subject Heading:

Romford Town Centre Master Plan Update

SLT Lead:

Abdus Choudhury – Deputy Director of Legal & Governance

Report Author and contact details:

Taiwo Adeoye – Democratic Services Officer
taiwo.adeoye@onesource.co.uk

Policy context:

To ensure all necessary infrastructures were in place Provided information and updates on each joint venture.

Financial summary:

None

The subject matter of this report deals with the following Council Objectives

Communities making Havering	[X]
Places making Havering	[X]
Opportunities making Havering	[X]
Connections making Havering	[X]

SUMMARY

The Working Party is to receive a briefing on the current status of the Romford Town Centre Masterplan in order to be abreast of the progress within the programme.

The report contains commercially sensitive information and is restricted from public scrutiny by virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

RECOMMENDATION

That the Working Party comment and note the status report.

IMPLICATIONS AND RISKS

Financial implications and risks: None of this covering report.

Legal implications and risks: None of this covering report.

Human Resources implications and risks: None of this covering report.

Equalities implications and risks: None of this covering report.

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Joint Venture Working Party

29 October 2020

REPORT

Subject Heading:

Rainham and Beam Park Housing Zone - Update

SLT Lead:

Abdus Choudhury – Deputy Director of Legal & Governance

Report Author and contact details:

Taiwo Adeoye – Democratic Services Officer
taiwo.adeoye@onesource.co.uk

Policy context:

To be provided information on the joint venture with an understanding of how value would be gained.

Financial summary:

None

The subject matter of this report deals with the following Council Objectives

Communities making Havering	[X]
Places making Havering	[X]
Opportunities making Havering	[X]
Connections making Havering	[X]

SUMMARY

The Working Party is to receive a briefing on the current status of the Rainham Beam Park Housing Zone in order to be abreast of the each applications within the venture.

The report contains commercially sensitive information and is restricted from public scrutiny by virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

RECOMMENDATION

That the Working Party comment and note the status report.

IMPLICATIONS AND RISKS

Financial implications and risks: None of this covering report.

Legal implications and risks: None of this covering report.

Human Resources implications and risks: None of this covering report.

Equalities implications and risks: None of this covering report.

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Joint Venture Working Party

29 October 2020

REPORT

Subject Heading:

Bridge Close Regeneration Update

SLT Lead:

Abdus Choudhury – Deputy Director of
Legal & Governance

Report Author and contact details:

Taiwo Adeoye – Democratic Services
Officer
taiwo.adeoye@onesource.co.uk

Policy context:

To ensure all necessary infrastructures
were in place Provided information and
updates on each joint venture.

Financial summary:

None

The subject matter of this report deals with the following Council Objectives

Communities making Havering
Places making Havering
Opportunities making Havering
Connections making Havering

[X]
[X]
[X]
[X]

SUMMARY

The Working Party is to receive a briefing on the current status of the 12 sites programmes in order to be abreast of each application within the venture.

The report contains commercially sensitive information and is restricted from public scrutiny by virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

RECOMMENDATION

That the Working Party comment and note the status report.

IMPLICATIONS AND RISKS

Financial implications and risks: None of this covering report.

Legal implications and risks: None of this covering report.

Human Resources implications and risks: None of this covering report.

Equalities implications and risks: None of this covering report.

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