

**London Borough of Havering
Record of Decisions taken at the meeting of CABINET
on Wednesday 16 December 2020**

1. **TITLE: Capital Letters**

2. **DECISION MADE BY:** Cabinet

3. **DECISION:**

Cabinet:

1. **Agreed** to join Capital Letters (London) Limited, a company limited by guarantee established by the London boroughs, as a **member**. This will procure or lease accommodation for the benefit of those London boroughs that become members of the company including signing the relevant Membership Agreement and Deed of Adherence.
2. **Agreed** to pay the annual sum of £100,000 from the Flexible Homelessness Support Grant to Capital Letters.
3. **Agreed** that the Council is represented as a Member by Cllr Chapman and note that this can be changed subject to availability for any Member Meetings.

4. **REASON FOR DECISION**

The Prevention of Homeless and Rough Sleeping strategy outlines the need to procure accommodation of a higher quality and value standard to meet variations in need. With Capital Letters we are able to meet the homeless demand without placing additional pressure on placing households in temporary accommodation.

5. **ALTERNATIVE OPTIONS CONSIDERED**

1. As detailed in the body of the report, the Council is undertaking a range of activities to ensure there is supply to meet demand, where possible. This option compliments those already in use and/or being developed.

Do Nothing:

2. The directorate is likely to receive further demand challenges leading to additional cost to the Council and a return to bed and breakfast or nightly charged accommodation.

6. **DOCUMENT CONSIDERED:** Capital Letters - procurement of private rented sector properties 07.12.20

1. **TITLE: Housing Allocation Scheme 2021**

2. **DECISION MADE BY:** Cabinet

3. **DECISION:**

Cabinet:

Agreed the statutory consultation on the draft Housing Allocation Scheme attached as appendix 1 of the Cabinet report.

4. **REASON FOR DECISION**

The Housing Act 1996 Part VI requires significant changes to the housing allocation scheme to be consulted on with stakeholders and housing applicants. Following the authorisation of this draft scheme a formal consultation will commence. This will consist of:

- The draft policy and questionnaire being available on the council consultation portal;
- Draft questionnaire will be sent to key stakeholders such as housing association, neighbouring boroughs and voluntary sector organisations. See appendix 3.

The outcome of the consultation will be reported to Cabinet with recommendations for the adoption of the formal allocation scheme in April 2021.

5. **ALTERNATIVE OPTIONS CONSIDERED**

There are no other options.

6. **DOCUMENT CONSIDERED:** Housing Allocation policy 2021 - Covering report - Cabinet v3
Housing Allocation Policy 2021 - v9 (27112020)
Housing Allocation policy 2021 - EqHIA (271120)
Housing Allocation policy 2021 - Consultation
Questionnaire Paper (v4)

1. **TITLE: Housing Revenue Account Business Plan 2020-50**

2. **DECISION MADE BY:** Cabinet

3. **DECISION:**

Cabinet:

Noted the proposed income and expenditure for the housing revenue account business plan up to 2050.

4. **REASON FOR DECISION**

It is best practice from the CIPFA to carry out a review of the 30 year business plan on a regular basis and to test out potential scenarios based on the risks that have been identified. The proposed prudential borrowing rules enable the assessment of the risks to the business plan to be considered in the context of the impact they

would have to the financial health of the HRA.

5. **ALTERNATIVE OPTIONS CONSIDERED**

None

6. **DOCUMENT CONSIDERED:** HRA BP 2020-2050 for Cabinet - 9 Dec 20 v7

1. **TITLE: Bridge Close Regeneration – Funding Arrangements**

2. **DECISION MADE BY:** Cabinet

3. **DECISION:**

Cabinet:

1. **Approved** the continued use of the existing budget related to the 2019-20 BCR LLP Business Plan to fund 100% of project expenditure, given that the Council has full control of BCR LLP and is responsible for all investment in the regeneration scheme, on a temporary basis, until, if approved, Recommendations 2-4 can be fully implemented ;
2. **Approved** the adoption and utilisation of Option 3 - the Council to fund and deliver all phases of the regeneration of Bridge Close, funded via the appropriate use of the Housing Revenue Account, as set out in the exempt part of this report;
3. **Approved** the provision of a budget to enable Option 3 to be funded as required and detailed within the exempt Financial Implications and Risks section (see paragraphs 11.22 to 11.36); this budget to be included within the proposed HRA Capital Programme that will be considered by Cabinet in the Housing Revenue Account Business Plan update and that this be recommended to Council for final approval.
4. **Approved** the transfer of the existing investment in BCR LLP and the associated debt from the General Fund to the Housing Revenue Account when appropriate, as set out in paragraph 11.32 in the exempt part of this report, noting that consequent changes will be made to the General Fund Medium Term Financial Strategy to reflect the adoption of Option 3 in Recommendation 2 above, at the appropriate time;
5. **Authorised** the Director of Regeneration to update the Bridge Close Regeneration LLP Business Plan to reflect the proposed changes to the funding and delivery arrangements, noting that the Business Plan will be subject to Cabinet review within the next six months;
6. **Noted** the approval by the GLA's Housing Zone Steering Group for the early release of grant funding, subject to the negotiation of a new Borough Intervention Agreement;

7. **Authorised** the Director of Regeneration, acting in consultation with the Monitoring Officer and the Section 151 Officer, to negotiate and agree terms with the Greater London Authority for a new Borough Intervention Agreement to enable the early release of grant funding for the regeneration of Bridge Close;
8. **Authorised** the Director of Regeneration to secure the reappointment and appointment of the necessary supporting professional team by the Council or through BCR LLP, as appropriate, and that the contract rules and contract standing orders be waived to the extent necessary to facilitate this;
9. **Authorised** the Director of Regeneration to complete and arrange for the submission of an appropriate planning application via Bridge Close Regeneration LLP to provide for the regeneration of Bridge Close, when appropriate;
10. **Authorised** the Director of Regeneration to (1) undertake soft market testing to establish main contractor interest in the project and (2) to prepare a full tender pack to facilitate any subsequent procurement exercise when appropriate, noting that any future contract award will be subject to formal approval;
11. **Authorised** the Director of Regeneration, acting in consultation with the Monitoring Officer and Section 151 Officer, having regard to Section 12(1) of the Housing Act 1985, to seek Secretary of State's consent to provide and maintain such non-housing buildings and land that will serve a beneficial purpose in connection with the proposed new housing accommodation, when appropriate;
12. **Authorised** the Director of Regeneration, acting in consultation with the Monitoring Officer and Section 151 Officer, to negotiate, finalise and enter into all necessary legal agreements, to bring into effect the proposed arrangements set out in Recommendations 1-11 inclusive.

4. **REASON FOR DECISION**

As set out in the exempt report

5. **ALTERNATIVE OPTIONS CONSIDERED**

As set out in the exempt report

6. **DOCUMENT CONSIDERED:** BCR Funding Arrangements PUBLIC AGENDA
CLEAN V12
CR BCR Funding Arrangements EXEMPT AGENDA
CLEAN V25
Appendix A Minute from Cabinet Meeting - 16 Sep
20 (Public)
Appendix B Bridge Close Site Plan (Public)
Appendix C Legal Advice Note - State Aid (Exempt)
Appendix D Legal Advice Note - Funding (Exempt)
Appendix E Legal Advice Note - Nominee Company
(Exempt)
Appendix F Bridge Close Site Plan (Exempt)
Appendix G Financial Dashboard for Option 3

(Exempt)

Appendix H Land Assembly Summary

Appendix I Financial Advice Final Report (Exempt)