



Haverling

LONDON BOROUGH

JOINT VENTURE WORKING PARTY AGENDA

2.00 pm

**Thursday
23 September 2021**

**Council Chamber -
Town Hall**

Members 9: Quorum 4

COUNCILLORS:

Conservative Group

(4)

Michael Deon Burton
(Chairman)

Christine Vickery (Vice-Chair)
Jason Frost
Osman Dervish

Residents' Group

(1)

Ray Morgon

**Independent Residents'
Group**

(1)

Graham Williamson

**Upminster & Cranham
Residents' Group**

(2)

Ron Ower
Gillian Ford

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, 23 September 2021

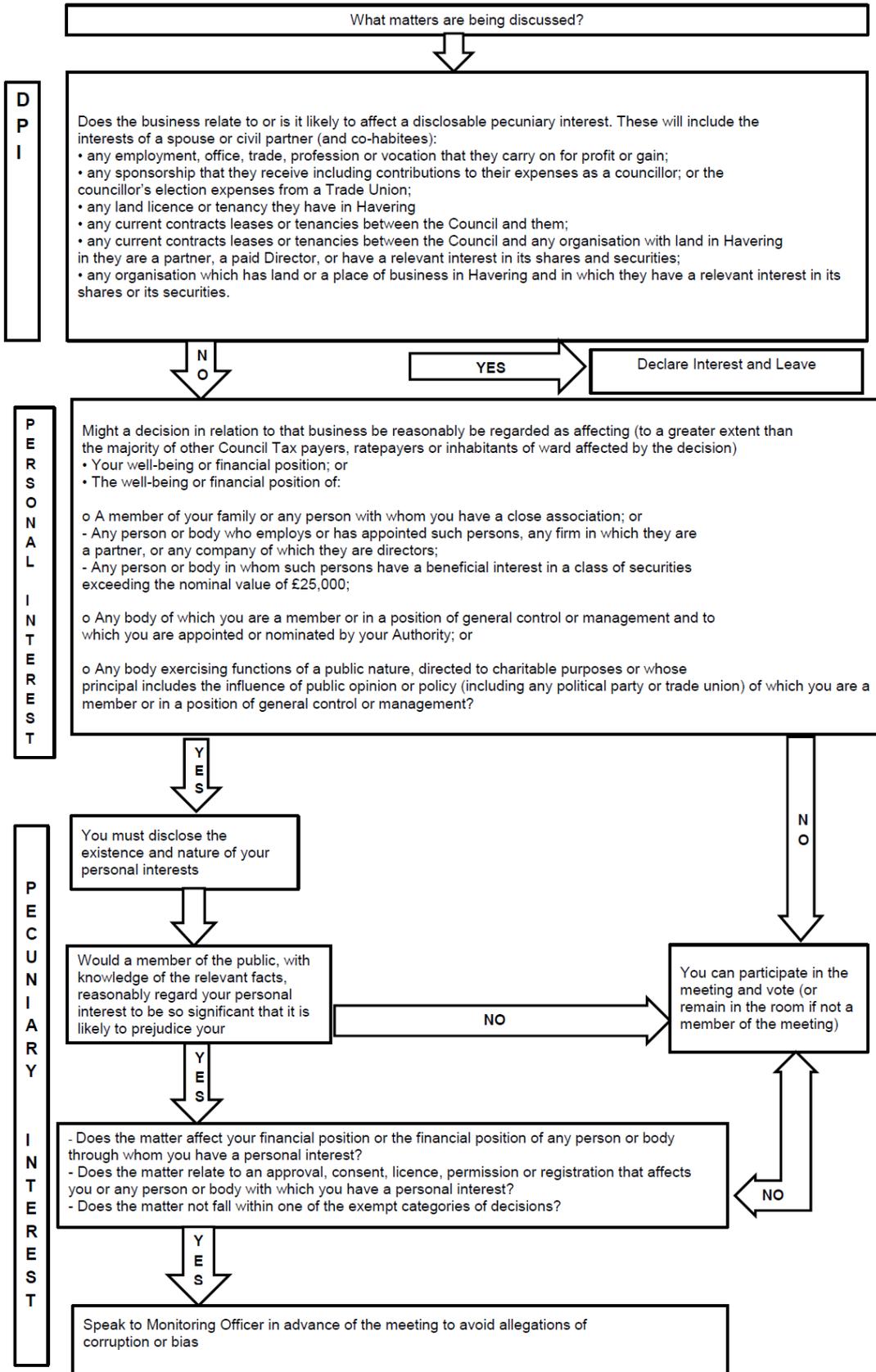
- (a) The Working Party is responsible for advising on the Council's strategic vision for housing-based regeneration of the borough and for liaising with key stakeholders to ensure the vision is understood by other public and private sector partners. Specifically, the Working Party will:
 - (i) Ensure 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, 23 September 2021

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 PLANNING AND DELIVERY INFRASTRUCTURE IN HAVERING

The Working Party is to receive a presentation from the Health Strategic Team on the St Georges development.

5 EXCLUSION OF THE PUBLIC

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 3 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.

6 MINUTES (Pages 1 - 10)

To approve as a correct record the minutes of the meeting of the Committee held on 20 April 2021 and to authorise the Chairman to sign them.

7 MERCURY LAND HOLDINGS UPDATE (Pages 11 - 20)

Report attached

8 TWELVE SITES REGENERATION - UPDATE (Pages 21 - 32)

Report attached.

9 RAINHAM AND BEAM PARK HOUSING ZONE (Pages 33 - 38)

Report attached.

10 BRIDGE CLOSE REGENERATION - UPDATE (Pages 39 - 46)

Report attached.

Andrew Beesley
Head of Democratic Services

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Agenda Item 6

By virtue of paragraph(s) 1 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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Joint Venture Working Party

23 September 2021

REPORT

Subject Heading:

Mercury Land Holdings - Update

SLT Lead:

Alison Mckane – 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.

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.

By virtue of paragraph(s) 1 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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Joint Venture Working Party

23 September 2021

REPORT

Subject Heading:	12 Sites Regeneration Update
SLT Lead:	Alison McKane – 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 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.

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.

By virtue of paragraph(s) 1 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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Joint Venture Working Party

23 September 2021

REPORT

Subject Heading:

Rainham and Beam Park Housing Zone - Update

SLT Lead:

Alison McKane – 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.

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.

By virtue of paragraph(s) 1 of Part 1 of Schedule 12A
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Joint Venture Working Party

23 September 2021

REPORT

Subject Heading:

Bridge Close Regeneration Update

SLT Lead:

Alison Mckane – 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

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.

By virtue of paragraph(s) 1 of Part 1 of Schedule 12A
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