### **Public Document Pack**



### JOINT VENTURE WORKING PARTY **AGENDA**

2.00 pm

Tuesday 22 February 2022 Council Chamber -**Town Hall** 

Members 9: Quorum 4

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)** 

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

- (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 housingbased 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 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 What matters are being discussed? Does the business relate to or is it likely to affect a disclosable pecuniary interest. These will include the interests of a spouse or civil partner (and co-habitees): • any employment, office, trade, profession or vocation that they carry on for profit or gain; · any sponsorship that they receive including contributions to their expenses as a councillor; or the councillor's election expenses from a Trade Union; any land licence or tenancy they have in Havering any current contracts leases or tenancies between the Council and them: • any current contracts leases or tenancies between the Council and any organisation with land in Havering in they are a partner, a paid Director, or have a relevant interest in its shares and securities; · any organisation which has land or a place of business in Havering and in which they have a relevant interest in its shares or its securities. Declare Interest and Leave YES Might a decision in relation to that business be reasonably be regarded as affecting (to a greater extent than Ε the majority of other Council Tax payers, ratepayers or inhabitants of ward affected by the decision) R Your well-being or financial position; or s • The well-being or financial position of: 0 o A member of your family or any person with whom you have a close association; or N Any person or body who employs or has appointed such persons, any firm in which they are Α a partner, or any company of which they are directors; L - Any person or body in whom such persons have a beneficial interest in a class of securities exceeding the nominal value of £25,000; N o Any body of which you are a member or in a position of general control or management and to which you are appointed or nominated by your Authority; or т Е o Any body exercising functions of a public nature, directed to charitable purposes or whose R principal includes the influence of public opinion or policy (including any political party or trade union) of which you are a Е member or in a position of general control or management? s Ε s You must disclose the 0 existence and nature of your personal interests Р Е C U Would a member of the public, with You can participate in the N knowledge of the relevant facts. meeting and vote (or reasonably regard your personal remain in the room if not a interest to be so significant that it is NO Α member of the meeting) likely to prejudice your R E s Does the matter affect your financial position or the financial position of any person or body through whom you have a personal interest? - Does the matter relate to an approval, consent, licence, permission or registration that affects Т you or any person or body with which you have a personal interest? NO Does the matter not fall within one of the exempt categories of decisions? E R Ε Ε S s Т Speak to Monitoring Officer in advance of the meeting to avoid allegations of corruption or bias

#### **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 INFRASTRUCTURE FUNDING STATEMENT (Pages 1 - 4)

Report attached

#### 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 UPDATE ON ANNUAL BUSINESS PLANS**

Presentation by the Director of Regeneration Programmes.

#### 7 MERCURY LAND HOLDINGS UPDATE (Pages 5 - 14)

Report attached.

#### 8 RAINHAM AND BEAM PARK HOUSING UPDATE (Pages 15 - 20)

Report attached.

#### Joint Venture Working Party, 22 February 2022

9 BRIDGE CLOSE REGENERATION - UPDATE (Pages 21 - 28)

Report attached.

**10 TWELVE SITES REGENERATION - UPDATE** (Pages 29 - 38)

Report attached.

**11 HAROLD HILL TOWN CENTRE REGENERATION** (Pages 39 - 50)

Report attached

Zena Smith
Democratic and Election Services Manager



Infrastructure Funding Statement	
1 <sup>st</sup> April 2020 – 31 <sup>st</sup> March 2021	
SECTION 106:	
(a) the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£623,242.0
(b) the total amount of money under any planning obligations which was received during the reported year;	£595,136.5
(c) the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;	£3,856,584.5
(d) summary details of any non-monetary contributions to be provided unwhich were entered into during the reported year, including details of—	der planning obligations
(i) in relation to affordable housing, the total number of units which will be provided;	12
(ii) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;	N//
(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding	£3,093,380.2
infrastructure;	
(f) the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend); (g) in relation to money (received under planning obligations) which was a but not spent during the reported year, summary details of the items of inf	Illocated by the authori frastructure on which
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- (h) in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—
- (i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item:

spent, and the amount spent on each item;	
Items of Infrastructure	Spend
Waterloo Road Crossing Works	£125,090.28
Former Harold Wood Hospital - Bus Gate Enforcement	£30,242.69
Former Harold Wood Hospital - Controlled Parking Zone	£6,283.59
Former Oldchurch Hospital Site - Highways Works	£38,386.46
Rainham Road near Dunningford Close Pedestrian Access Works	£14,098.35
Romford Town Centre Public Realm Improvements	£7,344.08
Beam Parkway Project	£280,389.49
Crownfield Junior School, Collier Row - Expansion 3FE to 4FE - Phase 3	£71,496.64
James Oglethorpe School, Upminster - Bulge 1.5FE to 2FE - Phase 3	£12,802.04
Hylands Primary, Romford - Expansion 2 to 3 FE Phase 3	£6,000.00
Brady Primary, Rainham - Expansion - 1 to 2 FE Phase 3	£234,358.90
Mead School, Romford - 1FE Expansion Phase 4	£286,308.97
Royal Liberty School, Romford - Expansion	£23,728.50
Nelmes Primary School, Hornchurch - SEN Places	£183,961.54
Forest Approach Academy, Romford - New Nursery	£174,500.25
Redden Court School, Romford - 5 to 7 FE Phase 4	£125,000.00
Bower Park School, Romford - 6 to 7 FE Phase 4	£66,053.73
Healthcare Provision - Payment to NHS Havering CCG	£53,900.00
Employment and Skills Activities / Job Brokerage	£34,107.97
Elmhurst Lodge - Green Landscaping Works	£5,000.00
Roneo Corner Highways Works	£11,654.89
Grand Total	£1,790,708.37
(ii) the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	£0.00
(iii) the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations;	£39,932.00
(i) the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance ("commuted sums"), also identify separately the total amount of commuted sums held.	£7,505,169.36
Havering CIL:	
(a) the total value of CIL set out in all demand notices issued in the	£2 002 1EF 7C
reported year;	£2,083,155.76
(b) the total amount of CIL receipts for the reported year;	£537,541.23
(c) the total amount of CIL receipts, collected by the authority, or by	
another person on its behalf, before the reported year but which have not	£28,998.75
been allocated;	
(d) the total amount of CIL receipts, collected by the authority, or by	
another person on its behalf, before the reported year and which have	£0.00
been allocated in the reported year;	

(e) the total amount of CIL expenditure for the reported year;	£26,877.06
(f) the total amount of CIL receipts, whenever collected, which were	
allocated but not spent during the reported year;	£0.00
(g) in relation to CIL expenditure for the reported year, summary details of	_
(i) the items of infrastructure on which CIL (including land payments) has	
been spent, and the amount of CIL spent on each item;	N/A
(ii) the amount of CIL spent on repaying money borrowed, including any	
interest, with details of the items of infrastructure which that money was	£0.00
used to provide (wholly or in part);	
(iii) the amount of CIL spent on administrative expenses pursuant to	
regulation 61, and that amount expressed as a percentage of CIL	
collected in that year in accordance with that regulation;	£26,877.06 (5%)
-	220,011100 (070)
(h) in relation to CIL receipts, whenever collected, which were allocated	
but not spent during the reported year, summary details of the items of	N/A
infrastructure on which CIL (including land payments) has been allocated,	
and the amount of CIL allocated to each item;	
(i) the amount of CIL passed to—	
(i) any parish council under regulation 59A or 59B; and	£0.00
(ii) any person under regulation 59(4);	£0.00
(j) summary details of the receipt and expenditure of CIL to which regulation	n 59E or 59F applied
during the reported year including—	
(i) the total CIL receipts that regulations 59E and 59F applied to;	£0.00
(ii) the items of infrastructure to which the CIL receipts to which	
regulations 59E and 59F applied have been allocated or spent, and the	£0.00
amount of expenditure allocated or spent on each item;	
(k) summary details of any notices served in accordance with regulation 59	E, including—
(i) the total value of CIL receipts requested from each parish council;	£0.00
(ii) any funds not yet recovered from each parish council at the end of the	
reported year;	£0.00
(I) the total amount of—	
(i) CIL receipts for the reported year retained at the end of the reported	
year other than those to which regulation 59E or 59F applied;	£0.00
(ii) CIL receipts from previous years retained at the end of the reported	
year other than those to which regulation 59E or 59F applied;	£0.00
(iii) CIL receipts for the reported year to which regulation 59E or 59F	
applied retained at the end of the reported year;	£0.00
(iv) CIL receipts from previous years to which regulation 59E or 59F	
applied retained at the end of the reported year.	£0.00
	10.00
Mayoral CIL:	
Mayoral CIL:  (b) the total amount of CIL receipts for the reported year;	£771,398.49
	£771,398.49
(b) the total amount of CIL receipts for the reported year;	£771,398.49
(b) the total amount of CIL receipts for the reported year;  (g) in relation to CIL expenditure for the reported year, summary details of—	£771,398.49



