



Haverling

L O N D O N B O R O U G H

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**

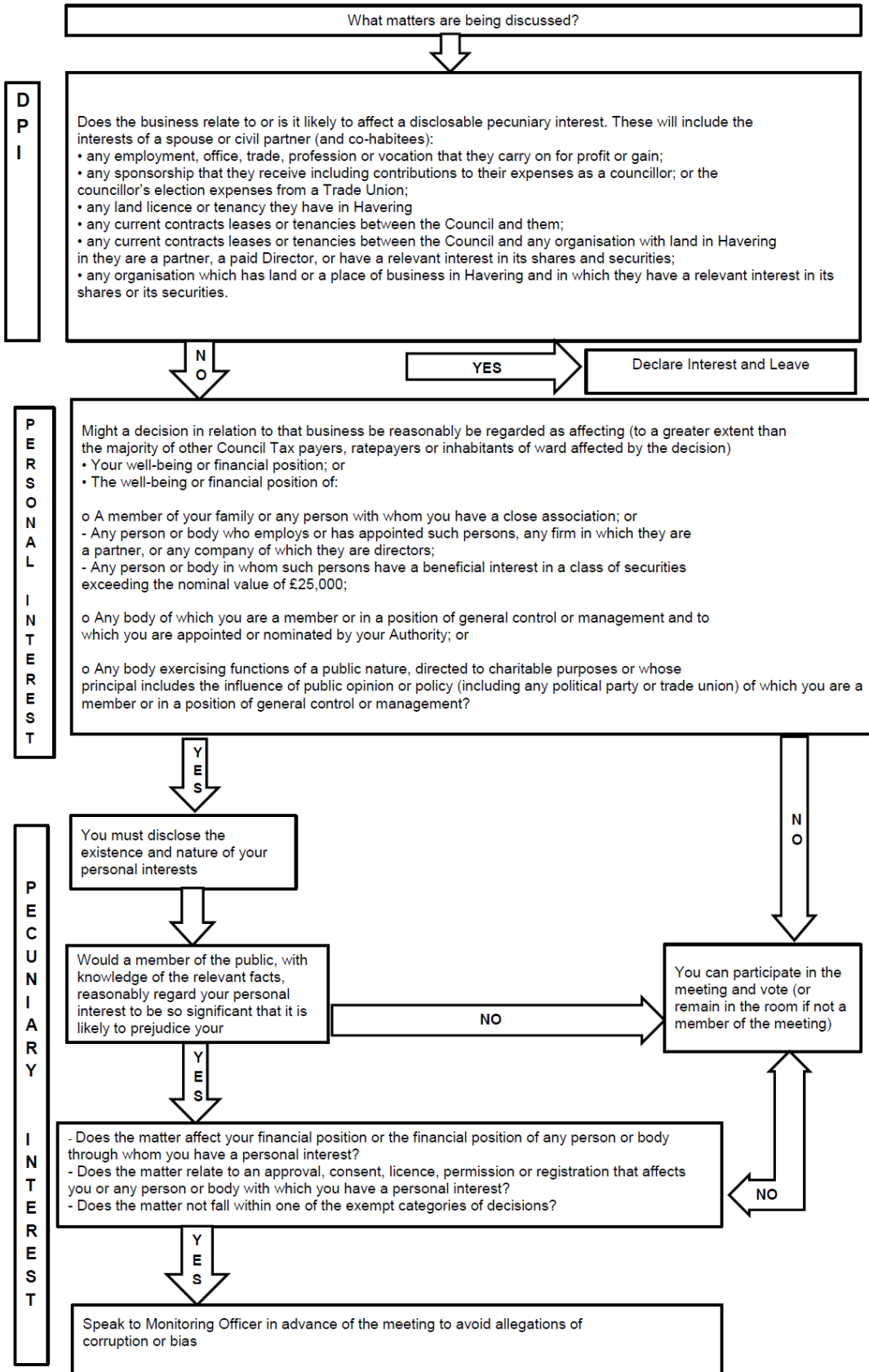
Joint Venture Working Party, 22 February 2022

- (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 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.

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

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Infrastructure Funding Statement	
1 st April 2020 – 31 st 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;	£623,242.06
(b) the total amount of money under any planning obligations which was received during the reported year;	£595,136.58
(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;	£3,856,584.53
(d) summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—	
(i) in relation to affordable housing, the total number of units which will be provided;	129
(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/A
(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£3,093,380.25
(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);	£1,790,708.37
(g) in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;	
Items of Infrastructure	Amount Allocated
Romford Town Centre Public Realm Improvements	£2,655.92
Rise Park School, Romford - Expansion	£30,000.00
Crow Lane Cycling Scheme	£27,000.00
James Ogleshorpe School, Upminster - Expansion	£108,826.07
Whybridge Infant School, Rainham - Expansion	£31,019.61
Emerson Park School, Hornchurch - Expansion	£213,044.00
Mead School, Romford - Expansion	£30,000.00
Various Schools - Bulge classrooms	£260,123.00
Redden Court School, Romford - Expansion	£133,800.00
Royal Liberty School, Romford - Expansion	£6,498.63
Bus Stop Accessibility Improvements	£32,000.00
Former Harold Wood Hospital - Controlled Parking Zone	£152,109.41
Former Harold Wood Hospital - Gubbins Lane Pedestrian Crossing	£34,238.87
Parklands Junior School, Romford	£30,000.00
Beam Parkway Project	£225,427.10
Former Oldchurch Hospital Site - Highways Works	£259,318.54
Bridge Close School, Romford - New School	£1,045,982.40
St Edward's Special School, Romford	£42,000.00
Forest Approach Nursery, Romford	£78,619.51
Employment and Skills Activities / Job Brokerage	£35,000.00
Emmanuel Community School, Beam Park, Rainham - New School	£60,000.00
Clockhouse Primary School, Romford - ARP expansion	£132,717.19
Harris Academy, Rainham - New ARP	£123,000.00
Grand Total	£3,093,380.25

(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;	
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 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 been allocated;	£28,998.75
(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 been allocated in the reported year;	£0.00

(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 used to provide (wholly or in part);	£0.00
(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%)
(h) in relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of 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 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 amount of expenditure allocated or spent on each item;	£0.00
(k) summary details of any notices served in accordance with regulation 59E, 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
(l) 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
Mayoral CIL:	
(b) the total amount of CIL receipts for the reported year;	£771,398.49
(g) in relation to CIL expenditure for the reported year, summary details of—	
(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;	£30,855.94 (4%)

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