

Havering Council – Decisions taken by the Cabinet on Wednesday, 8 February 2023

Agenda Item No	Topic	Decision
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Note: this decision list is for guidance only. The text of the minutes, which may be different, is definitive.

Part A – Items considered in public

A7	Property Disposals	<p>Declared the following assets as surplus to the Council’s operational requirements:</p> <ul style="list-style-type: none"> ▫ Former Century Youth House, Albert Road, Romford, RM1 2PS ▫ Scotts Primary School House, 2 Bonington Road, Hornchurch, RM12 6TH ▫ Newtons School House, Lowen Road, Rainham, RM13 8GL ▫ Heather Avenue Workshop, 45 Heather Avenue, Romford RM1 4SU ▫ Former Petersfield Avenue Depot, Harold Hill RM3 9PR <ul style="list-style-type: none"> • Agreed to the disposal of the assets identified within Appendix A, noting that the decision to dispose of car park assets is provisional at this stage and is subject to public consultation relating to the required modification of Traffic Management Orders relating to those sites, the outcome of which will be reported back to Cabinet upon completion. • Agreed that the larger sites will be sold to Mercury Land Holdings Limited, where identified within Appendix A. • Agreed to the disposal of the remaining assets within Appendix A by way of auction. • Agreed the award of contract for pre-disposal services at the cost of up to £800,000 to Mercury Land Holdings, associated with the assets listed in Appendix A. • Delegated authority to the Director of Asset Management in consultation with the Deputy Director of Legal and Democratic Services to conduct all appropriate steps to progress and conclude the 2022/23 asset disposals in a manner that satisfies all legal/regulatory requirements. This delegation to include the terms for any interim lease-back of operational assets and/or subsequent buy-back of assets not subsequently progressed by Mercury Land Holdings. • Delegated authority to the Director of Asset Management in consultation with the Lead
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		<p>Member for Development & Regeneration to agree appropriate reserve values for those assets proceeding to auction.</p> <ul style="list-style-type: none"> • Authorised the Assistant Director of Public Realm to proceed with the process for the modification of Traffic Management Orders in respect of those car parks listed in Appendix A. • Noted the further reports will follow, linked to Council’s Capital Strategy, to seek formal Cabinet approval for the disposal of specific assets within the subsequent 4 years of the asset disposal programme. Declare the following assets as surplus to the Council’s operational requirements: <ul style="list-style-type: none"> ▫ Former Century Youth House, Albert Road, Romford, RM1 2PS ▫ Scotts Primary School House, 2 Bonington Road, Hornchurch, RM12 6TH ▫ Newtons School House, Lowen Road, Rainham, RM13 8GL ▫ Heather Avenue Workshop, 45 Heather Avenue, Romford RM1 4SU ▫ Former Petersfield Avenue Depot, Harold Hill RM3 9PR • Agreed to the disposal of the assets identified within Appendix A, noting that the decision to dispose of car park assets is provisional at this stage and is subject to public consultation relating to the required modification of Traffic Management Orders relating to those sites, the outcome of which will be reported back to Cabinet upon completion. • Agreed that the larger sites will be sold to Mercury Land Holdings Limited, where identified within Appendix A. • Agreed to the disposal of the remaining assets within Appendix A by way of auction. • Agreed the award of contract for pre-disposal services at the cost of up to £800,000 to Mercury Land Holdings, associated with the assets listed in Appendix A.

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		<ul style="list-style-type: none"> • Delegated authority to the Director of Asset Management in consultation with the Deputy Director of Legal and Democratic Services to conduct all appropriate steps to progress and conclude the 2022/23 asset disposals in a manner that satisfies all legal/regulatory requirements. This delegation to include the terms for any interim lease-back of operational assets and/or subsequent buy-back of assets not subsequently progressed by Mercury Land Holdings. • Delegated authority to the Director of Asset Management in consultation with the Lead Member for Development & Regeneration to agree appropriate reserve values for those assets proceeding to auction. • Authorised the Assistant Director of Public Realm to proceed with the process for the modification of Traffic Management Orders in respect of those car parks listed in Appendix A. • Noted the further reports will follow, linked to Council's Capital Strategy, to seek formal Cabinet approval for the disposal of specific assets within the subsequent 4 years of the asset disposal programme.
A8	Approval of the HRA Business Plan update, Budget 2023/24 & Capital Programme 2023/24-2027/28	<ol style="list-style-type: none"> 1 Approved the Housing Revenue Account Budget as detailed in paragraph Error! Reference source not found. 2 Agreed that the rents chargeable for tenants in general needs Council properties owned by the London Borough of Havering be increased by 7.0% from the week commencing 3rd April 2023. 3 Agreed that the rents chargeable for tenants in supported housing Council properties, such as sheltered housing and hostels, owned by the London Borough of Havering, are increased by 7.0% from the week commencing

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		<p align="center">3rd April 2023.</p> <p>4 Agreed the four rent-free weeks for 2023/24 are: the week commencing of 28th August 2023, 18th & 25th December 2023 and the 25th March 2024.</p> <p>5 Agreed that service charges and heating and hot water charges for 2023/24 are as detailed in paragraph 3.14 of this report.</p> <p>6 Agreed that charges for garages should be increased by 7.0% in 2023/24 as detailed in paragraph 2.10 of this report.</p> <p>7 Agreed that the service charge for the provision of intensive housing management support in sheltered housing for 2023/24 shall be as detailed in paragraph 3.17 of this report.</p> <p>8 Agreed the Supported Housing Charge for HRA Hostels as detailed in paragraph 3.23 of this report.</p> <p>9 Agreed that the rent charge to shared ownership leaseholders is increased by 7% as detailed in paragraph 2.9 of this report.</p> <p>10 Agreed that the Careline and Telecare support charge should be increased by 7.0% for 2023/24 as detailed in paragraph 3.21 of this report.</p> <p>11 Approved the HRA Major Works Capital Programme, detailed in Appendix 1a of this report and refer it to full Council for final ratification.</p>

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		12 Approved the HRA Capital expenditure and financing for the 12 Estates Joint Venture and other acquisition and regeneration opportunities detailed in section and Appendix 1b of this report and refer it to full Council for final ratification.
A9	The 23/24 Council Budget setting report and 2023-2027 Medium Term Financial Strategy	<ul style="list-style-type: none"> • Agreed the Council Tax requirement for 2023/24 to be set at £149.070m as set out in section 6 and Appendix G of the report <i>(to follow in final version for Full Council)</i>; • Agreed the Delegated Schools' draft budget set out in section 5.2 of this report; • Agreed a 2.99% increase in core Council Tax for 2023/24 as set out in paragraph 6.9; • Agreed an additional 2% Council tax increase for the Adult Social Care Precept; • Noted the Medium Term Financial Strategy position as set out in Section 8 • Agreed the fees and charges schedule as set out in Section 9 and Appendix C <p>Noted the risks to the 2023/24 budget as set out in Section 12</p> <ul style="list-style-type: none"> • Noted the requirements of S106 of the LGA 1992 Act as set out in Section 1

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		<ul style="list-style-type: none"> • Agreed that to facilitate the usage of un-ringfenced resources, the Chief Financial Officer in consultation with Service Directors will review any such new funds allocated to Havering; make proposals for their use; and obtain approval by the Leader and the Cabinet Member for Finance and Transformation. • Delegated to the Chief Financial Officer in consultation with Service Directors the authority to make any necessary changes to service and the associated budgets relating to any subsequent specific grant funding announcements and to administer funding, where delays may otherwise adversely impact on service delivery and/or budgetary control, subject to consultation with Cabinet Members as appropriate. • Delegated authority to the Cabinet Member for Adult Social Services and Health and the Leader to approve an annual spend plan for the Public Health grant. • Delegated to the Directors of Children’s and Adults authority to agree inflation rates with social care providers for 2023/24. • Noted the Equalities Impact Assessment in respect of the CTS Scheme as set out in Appendix E to this report. • Noted the summary version of the Council Tax Support Scheme for 2023/24 as set out in Appendix F to this report (unchanged from 2022/23). <p style="text-align: center;">Agreed the Council Tax requirement for 2023/24 to be set at £149.070m as set out in section 6 and Appendix G of the report;</p> <ul style="list-style-type: none"> • The Delegated Schools’ draft budget set out in section 5.9 of this report;

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A10	5 Year Capital Programme & Strategy	<ul style="list-style-type: none"> • A 2.99% increase in core Council Tax for 2022/23 as set out in paragraph 6.8; • An additional 2% Adult Social Care Precept ; • That it pass a resolution as set out in section 14 of this report to enable Council Tax discounts for early payment to be given at the 2022/23 level of 1.5%. • Recommend to Full Council that the Council Tax Support Scheme for 2023/24 is adopted as set out in Section 15 of this report (unchanged from 2022/23). • To note and approve an estimated £0.292m of the £0.364m Council Tax Support fund 2023 provisional allocation to be used to credit £25 to an expected 11,690 Council Tax payers in receipt of Council Tax Support during 2023/24. • To allocate the remaining Council Tax Support funding estimated at £0.072m to the Council Tax Discretionary Reduction policy. • Delegate to the Chief Financial Officer the power to accept on behalf of the Council all grant funding allocated to the Council by external bodies, including central government (but provided that any new application for grant funding shall be in accordance with the Council's scheme of delegations). <p>1. Agreed to recommended to Council for consideration and approval the 2023/24 and 5 year</p>

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	- 2023/24 to 2027/28	<p>Capital Programme noting the regulations for accessing new borrowing set out in section 1.3</p> <p>2. Agreed that the Chief Financial Officer be authorised to allocate funding from the Capital Contingency included within the draft Capital Programme.</p> <p>3. Agreed that externally funded schemes can be added to the capital programme up to £500k as and when funding is confirmed. Any external funding over £500k will be subject to approval by the Chief Financial Officer.</p> <p>4. Approved the capital strategy contained within this report noting its impact on both the capital programme and the financial implications for setting the revenue budget for 2023/24 and beyond</p> <p>5. Noted the capital prudential indicators included within the capital strategy when approving the capital programme to ensure affordability.</p> <p>6. Approved the Minimum Revenue Provision Policy Statement which determines the amount of money set aside each year for the repayment of debt</p> <p>7. Agreed that the Chief Financial Officer be authorised to re-profile capital budgets mid-year based on the updated forecasts provided by services and reported to the Senior Leadership Team as part of the capital monitoring process. This will assist in producing more accurate information for treasury management purposes.</p>
A11	Treasury Management Strategy Statement	<p>Agreed the Draft 2023/24 TMSS & AIS which will form part of the Budget Report to Cabinet on 8 February and Full Council on 1 March 2023.</p> <p>Agreed the revised prudential and treasury indicators set out in Appendix 2 and 3.</p>
A12	Bridge Close Regeneration LLP - Business Plan 2023-24	<ol style="list-style-type: none"> 1. Agreed the draft Bridge Close Regeneration LLP Business Plan 2023/2024 (the Business Plan) as attached at Appendix B. 2. Agreed the provision of a budget to enable the funding and delivery of the regeneration of Bridge Close as required and detailed within the exempt Financial

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		<p>Implications and Risks section; 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.</p> <ol style="list-style-type: none"> 3. Agreed that the Leader of the Council, after consultation with the Director of Regeneration, the S151 Officer the and the Monitoring Officer, approve detailed business cases, funding arrangements and legal agreements as may be required to deliver the regeneration of Bridge Close as per the Business Plan 2023-2024. 4. Agreed to authorise the Director of Regeneration, acting in consultation with the Monitoring Officer and the Section 151 Officer, to negotiate, finalise and enter into all necessary legal agreements, as may be required, to bring into effect the proposed arrangements set out in Recommendations 1-3 inclusive. 5. Requested that the Director of Regeneration, in consultation with the S151 Officer and the Monitoring Officer, bring forward a report for the making of the Compulsory Purchase Order (CPO) for the Bridge Close Regeneration scheme at the appropriate time in the financial year 2023-2024.
A13	Havering and Wates Regeneration LLP - 2023/24 Business Plan	<ol style="list-style-type: none"> 1. Agreed and recommend the inclusion of a budget of £77.722m equity for the 12 Sites including Farnham and Hilldene together with a budget of £70.148m for potential land acquisition/CPO costs within the proposed HRA capital programme that will be considered by Cabinet in January 2023 in the annual rent setting and capital programme report and that this is recommended to Council for final approval in February 2023. 2. Agreed to further forward funding for the remainder of phase 1 of the 12 Sites

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		<p>Programme, up to £66.647 million; for the development of the Waterloo and Queen Street Estate (an Increase of £33.687 million), and provide for an additional £1.700 million of forward funding on New Green (formerly known as Napier New Plymouth) and Park Rise (formerly known as Solar Serena Sunrise), subject to the approval of the required budget and funding referred to at Recommendation 1, and delegate authority to the Director of Regeneration to enter into the necessary forward funding agreements.</p> <ol style="list-style-type: none"> <li data-bbox="840 746 2076 852">3. Approved the Havering and Wates Regeneration Joint Venture Business Plan dated January 2023, as attached as Appendix 2, subject to the approval of the budgets set out at Recommendations 1 and 2. <li data-bbox="840 895 2076 1043">4. Delegated authority for the Director of Regeneration, in consultation with the Lead Member for Development and Regeneration, to agree on grant funding bids to support the 12 Sites regeneration programme in line with the assumed grant funding levels set out in Table 1 at Exempt Agenda. <li data-bbox="840 1086 2076 1235">5. Noted that the Leader of the Council, after consultation with the S151 Officer, the Director of Regeneration and the Director of Legal and Governance, shall be asked to approve detailed business cases and related viability assessments as may be presented under the Business Plan approved here dated January 2023. <li data-bbox="840 1278 2076 1378">6. Delegated authority to the Director of Regeneration to make variations to any of the existing joint venture agreements, as necessary, to implement any of the recommendations contained in this report.

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		<p>7. Delegated authority to the Director of Regeneration, in consultation with the Leader of the Council, the Monitoring Officer and the Section 151 Officer, to accept grant funding up to the values set out in recommendation 4 (Table 1 Exempt Agenda) and enter into any required grant agreements or variations to existing agreements.</p> <p>8. Noted the Leader of the Council, after consultation with the s151 Officer, the Director of Regeneration and the Director of Legal and Governance, has the authority to approve the business cases, related viability assessments and incorporation of the red line site known as Farnham & Hilldene scheme to be acquired entirely by the Council as may be presented during the Business Plan 2023-24 period.</p> <p>9. Agreed to progress the development of Chippenham Road as a 100 per cent affordable scheme to be acquired by the Council, at a total development cost of approximately £57.992 million, with a final decision on the tenure of the 155 units to be agreed by the Director of Regeneration in consultation with the Director of Housing.</p> <p>10. Noted that the Leader of the Council, after consultation with the s151 Officer, the Director of Regeneration and the Director of Legal and Governance, may be asked to approve the business cases, related viability assessments and incorporation of the red line site known as Royal Jubilee Court as may be presented during the Business Plan 2023-24 period.</p> <p>11. Agreed that recommendation 11 is contained in the Exempt Agenda Report.</p>

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		<p>12. Authorised the Director of Regeneration to consider the appropriation of land at the appropriate time for Chippenham Road, Farnham and Hilldene district town centre and Royal Jubilee Court from the Housing Revenue Account (HRA) to the General Fund, for planning purposes and to consider the appropriation of land at the appropriate time back to the HRA.</p> <p>13. Authorised the Director of Regeneration to review and approve the revised phasing plan for Waterloo and Queen Street as may be necessary and appropriate, in consultation with the Lead Member for Regeneration, the Director of Housing and the Section 151 Officer. The impact of any change will be included in the next Business Plan review report to Cabinet.</p>