

Havering Council – Decisions taken by the Cabinet on Wednesday, 28 January 2026

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

A4	Minutes	The minutes of the meetings held on 14th January 2026 , were agreed as a correct record and the Chair signed them.
A5	Rainham and Beam Park Business Plan Update 20206/27	<p>Report Title: Rainham and Beam Park Business Plan Update 20206/27</p> <p>Presented by: Councillor Graham Williamson, Cabinet Member for Development & Regeneration</p> <p>Cabinet:</p> <ol style="list-style-type: none"> 1. Noted the current status of Rainham and Beam Park Regeneration LLP in the context of the delayed regeneration plans for Rainham and Beam Park. 2. Noted and approved the management strategy for the commercial and residential sites now owned by the Council as detailed in this report and in Exempt Appendix A. 3. Noted and approved the placemaking strategy as detailed in this report and Exempt Appendix A, so as to allow Rainham and Beam Park Regeneration LLP and the Council to influence the development plan for Rainham and Beam Park. 4. Noted that schemes that might be considered suitable for further investment, including detailed design and planning, will be the subject of further reports and recommendations. 5. Approved the proposed financial support necessary to deliver recommendations 2, 3 and 4 above, details of which are contained within Exempt Appendix C. 6. Authorised the Strategic Director of Place and the Assistant Director of Regeneration

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		<p>& Place Shaping to take any action necessary to bring into effect recommendations 2-3 above including, but not limited to, instructions to legal officers and the appointment of architects, surveyors, engineers, planning advisors and agents.</p>
A6	Mercury Land Holdings (MLH) Business Plan and budget update 2026/27	<p>Report Title: Mercury Land Holdings (MLH) Business Plan and budget update 2026/27</p> <p>Presented by: Councillor Ray Morgan, Council Leader</p> <p>Cabinet:</p> <ol style="list-style-type: none"> 1. Approved the Mercury Land Holdings Limited Business Plan Update (see Exempt Appendix 3). 2. Agreed to delegate authority to the Cabinet Member for Regeneration & Development, in consultation with the Strategic Director of Resources, the Strategic Director of Place and the Monitoring Officer, to approve the detailed business cases, related viability assessments and funding requirements for the individual schemes noted within the Business Plan as they may be presented during the business plan period, including the authority to enter into all relevant agreements to give effect to the schemes. 3. Agreed that the previously allocated funding in the Feb 2025/26 Business Plan to MLH, up to a maximum of £270.1 million, is re-profiled to projects as updated in the Exempt Agenda, through a combination of equity investment and Subsidy Control compliant loans. 4. Agreed to increase the MLH Working Capital Facility by £900,000 and to extend the term for a period of up 5 years, as appropriate, commencing February 2026, and to delegate authority to the Strategic Director of Resources, in consultation with the

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		<p>Strategic Director Place and the Deputy Director of Legal & Governance to enter into the relevant agreements to give effect to this decision.</p> <p>5. Agreed to delegate authority to the Strategic Director of Resources to agree, after consultation with the Director of Legal and Governance, the completion of all relevant agreements and appointments of relevant professionals relating to the provision of debt finance by the Council to MLH</p> <p>6. Noted that the individual schemes are subject to detailed business cases to be approved under delegated authority, as set out in Recommendation 2.</p> <p>7. Agreed to delegate to the Strategic Director of Resources, in consultation with the Assistant Director of Regeneration and Place Shaping, and the Deputy Director of Legal and Governance, the authority to determine the principles and processes by which any assets shall be disposed of and the terms of disposal to MLH.</p>
A7	Bridge Close Regeneration LLP Business Plan Refresh 2026/27	<p>Report Title: Bridge Close Regeneration LLP Business Plan Refresh 2026/27</p> <p>Presented by: Councillor Graham Williamson, Cabinet Member for Development and Regeneration</p> <p>Cabinet:</p> <p>1. Approved the draft Bridge Close Regeneration LLP Business Plan 2026-2027 (the Business Plan) as attached at Appendix B.</p> <p>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 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</p>

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		<p>3. update.</p> <p>Agreed that the Leader of the Council, after consultation with the Strategic Director of Place, the Strategic Director of Resources and the Deputy Director of Legal and Governance, 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 2026-2027.</p> <p>4. Noted that the Strategic Director of Place will continue discussions with the Havering Islamic Community Centre (HICC) with a view to relocating the HICC to a suitable alternative site elsewhere.</p> <p>5. Noted that the Strategic Director of Place will continue discussions with the London Ambulance Service (LAS) with a view to acquiring a minor proportion of Romford Ambulance Station land to facilitate the delivery of the school and an emergency fire access route to the rear of the new school.</p> <p>6. Authorised the Strategic Director of Place, acting in consultation with the Strategic Director of Resources and the Deputy Director of Legal and Governance, to negotiate, finalise and enter into all necessary legal agreements as may be required, and to do anything incidental to bring into effect the proposed arrangements set out in Recommendations 1-5 inclusive.</p>
A8	Havering Wates Regeneration Joint Venture Business Plan	<p>Report Title: Havering Wates Regeneration Joint Venture Business Plan</p> <p>Presented by: Councillor Graham Williamson, Cabinet Member for Development and Regeneration</p> <p>Cabinet:</p> <ol style="list-style-type: none"> 1. Approved the Havering/Wates JV LLP Business Plan for 2026/27 2. Delegated authority to the Strategic Director of Place, in consultation with the Cabinet

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		<p>Member for Development and Regeneration, to enter into Pre-Construction Services Agreements (PCSAs), where appropriate, for relevant regeneration schemes once the necessary land, funding and planning requirements are in place. This will enable design development, surveys and contractor pricing to progress within approved budgets ahead of subsequent main contract awards</p> <p>3. Delegated authority to the Strategic Director of Place, in consultation with the Cabinet Member for Development and Regeneration, to enter an overarching framework contract to facilitate early contractual arrangements necessary to support programme delivery.</p> <p>4. Delegated authority to the Strategic Director of Place, in consultation with the Cabinet Member for Development and Regeneration, to enter a demolition contract for Phase 1 of the Farnham and Hilldene regeneration, where appropriate, within the approved budget and subject to completion of land assembly.</p> <p>5. Delegated authority to the Strategic Director of Place, in consultation with the Strategic Director of Resources and Cabinet Member for Development & Regeneration, to progress any land appropriation required to support delivery of the regeneration programme, including appropriation between the Housing Revenue Account and the General Fund for planning purposes, where appropriate. This delegation builds on prior Cabinet authority for land appropriation under the Havering and Wates Regeneration LLP Business Plan (Cabinet 12 February 2020 and Cabinet 8 February 2023).</p> <p>6. Delegated authority to the Strategic Director of Place, in consultation with the Deputy Director of Legal Services, Strategic Director of Resources and Cabinet Member for Development & Regeneration, to agree terms and acquire all outstanding property interests required for the scheme, including progression of the proposed land swap with</p>

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		<p>St Andrew's Church Hall as set out in paragraph 2.3. This authority extends to acquisition by private treaty or, where necessary, through the approved Compulsory Purchase Order, and to taking all legal and procedural steps needed to secure vacant possession.</p> <p>7. Delegated authority to the Strategic Director of Place, in consultation with the Strategic Director of Resources and Cabinet Member for Development & Regeneration, to prepare, submit, accept, and utilise external grant-funding bids, and to enter into any related funding or forward-funding agreements required to support delivery of the Havering and Wates Regeneration LLP programme and the wider 12 Sites regeneration programme, provided such agreements remain within previously approved budgets.</p> <p>8. Noted the updated viability assessments and financial implications set out within the Havering and Wates Regeneration LLP Business Plan 2026/27, and delegate authority to the Strategic Director of Place, in consultation with the Strategic Director of Resources, to make adjustments within approved Cabinet budgets as required to maintain programme viability, with any material variances brought back to Cabinet for consideration.</p> <p>9. Noted that work on the later phases (i.e. beyond Work Package 2) is currently paused and likely to remain so over the next 12 months, as referenced in Paragraph 4 of this report</p>
A9	HRA Business Plan Update Budget 2026/27 and Capital Programme 2026/27 - 2030/31	<p>Report Title: HRA Business Plan Update Budget 2026/27 and Capital Programme 2026/27 - 2030/31</p> <p>Presented by: Councillor Paul McGahey, Lead Member for Housing and Property Cabinet:</p>

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		<p>1 Approved the Housing Revenue Account Budget as detailed in paragraph 3.5.</p> <p>2 Agreed that the rents chargeable for tenants in general needs Council properties owned by the London Borough of Havering be increased by 4.8% from the week commencing 6th April 2026.</p> <p>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 4.8% from the week commencing 6th April 2026.</p> <p>4 Agreed that the rents chargeable for existing occupants of temporary accommodation are increased by 4.8% from the week commencing the 6th April 2026.</p> <p>5 Noted the full annual rental charge will be billed over 48 weeks of the financial year and to agree the four weeks when rents will not be collected during 2026/27 are: the week commencing of 24th August 2026; 14th December 2026; 21st December 2026 and 29th March 2027.</p> <p>6 Agreed that service charges and heating and hot water charges for 2026/27 are as set out in Section 2 of this report.</p> <p>7 Agreed that charges for garages should be increased by 4.8% in 2026/27 as detailed in Section 2 of this report.</p> <p>8 Agreed that the service charge for the provision of intensive housing management support in sheltered housing for 2026/27 shall be as detailed in Section 2 of this report.</p>

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		<p>9 Agreed the Supported Housing Charge for HRA Hostels as detailed in Section 2 of this report.</p> <p>10 Agreed that the rent charge to shared ownership leaseholders is increased in line with current lease conditions as detailed in Section 2 of this report relating to income.</p> <p>11 Agreed that the Care-line and Telecare support charge should be increased by 4.8% for 2026/27 as detailed in Section 2 of this report relating to income.</p> <p>12 Approved the HRA Major Works Capital Programme, as detailed in Appendix 1a of this report and refer it to full Council for final ratification.</p> <p>13 Approved the HRA Capital expenditure and financing for the 12 Estates Joint Venture and other acquisition and regeneration opportunities as detailed in Section 4.3 – 4.16 and Appendix 1b of this report and refer it to Full Council for final ratification.</p>
A10	Comments from Place Overview & Scrutiny on MLH and Business Plans	<p>Report Title: Comments from Place Overview & Scrutiny on MLH and Business Plans</p> <p>Presented by: Councillor David Taylor – Chair of Place Overview & Scrutiny Sub-Committee</p> <p>Mercury Land Holdings Business Plan - Recommendations</p> <p>1. An explicit commitment should be given in the MLH Business Plan that MLH will not sell units direct to another Council. RESPONSE: The Leader rejected the rumour that MLH was selling units to other councils.</p> <ul style="list-style-type: none"> • A press release had been signed off that week to publicly refute it. • Emphasised that the Council has never engaged in this practice.

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		<p>2. Further information should be provided to Members on the impact of MLH developments on lowering the demand for temporary accommodation. The Sub-Committee supports the intention of officers to develop a dashboard to illustrate this. RESPONSE: The new dashboard will include a greater emphasis on housing demand figures and will be a dynamic system which can be adapted to the requirements/requests from members.</p> <p>3. The commitment of MLH to support the Council's Social Values Strategy should be stated more explicitly in the MLH Business Plan. RESPONSE: the cabinet confirmed that there is broad agreement on all recommendations, including Social Values statements.</p> <p>All Business Plans - Recommendations</p> <p>4. Given their length and complexity, the Sub-Committee requests that the Business Plans are in future brought for scrutiny at an earlier stage with drafts presented in December if possible. The Subcommittee appreciates however the pressures on officers and that elements of this timescale may be outside of officers' control. RESPONSE: Senior Officers will endeavour to produce future reports as early as possible. Noting earlier submissions of plans is an aspiration that officers will work towards.</p>