

**MINUTES OF A MEETING OF THE  
JOINT VENTURE WORKING PARTY  
Committee Room 2 - Town Hall  
14 January 2020 (4.00 - 6.30 pm)**

**Present:**

**COUNCILLORS**

<b>Conservative Group</b>	Ciaran White (Chairman), John Crowder (Vice-Chair), Jason Frost and Christine Vickery
<b>Residents' Group</b>	Ray Morgon
<b>Upminster &amp; Cranham Residents'</b>	Ron Ower
<b>Independent Residents 'Group'</b>	Graham Williamson
<b>Labour Group</b>	Paul McGeary

An apology was received for the absence of Councillor Osman Dervish.

Also present at the meeting were Councillors Damian White and Philippa Crowder.

The Chairman reminded Members of the action to be taken in an emergency.

**17 DISCLOSURE OF INTERESTS**

No interest was disclosed at the meeting.

**18 MINUTES**

The minutes of the meeting of the Working Party held on 6 November 2019 were agreed as a correct record and signed by the Chairman.

**19 MERCURY LAND HOLDINGS UPDATE**

The Working Party received an update briefing on Mercury Land Holdings (MLH).

The following update were outlined:

### 1. Cathedral Court

The scheme formed part of the first MLH business plan that comprised of 65 private rented sector (PRS) property unit scheme located in Romford. The developments had 3 one beds, 36 two beds and 16 three bedrooms.

It was noted that the apartments was equipped with hyperoptic broadband for internet as part of rent. Also included in the rent was Subsidised gym membership to Everyone Active.

The apartment was now fully operational and let.

### 2. North Street

The scheme comprised of 44 private rented sector (PRS) property located in the centre of Hornchurch.

The developments consisted of 33 two beds and 11 one bedrooms. The Working Party was informed that the scheme was directly managed by MLH from the development of the scheme to design and construction through to operation.

The construction was due for completion by the end of January 2020. It was indicated that all the properties come with internet and telephony facility, 24 hours call out service, a dedicated property management team with no service charge.

The Working Party was informed that local lettings policy favoured local tenants, such as advertising in Havering Living magazine.

### 3. The Quarles scheme

The scheme was a joint venture between MLH and Bellway Homes. A second Quality Review Panel was held in December 2019. A revised proposals was currently being drafted. 35% of the units would be affordable housing retained by the Council. The scheme will also consist of units for private sale and potential opportunities for some PRS.

It was indicated that to protect the Council's investment and Mercury Land Holdings, all properties are covered by rental insurance

### 4. Crow Lane

The Working Party was informed that MLH was working with the Council to deliver 34 PRS properties on Crow Lane.

It was indicated that the fourth MLH Business Plan was approved by Cabinet in September 2019. The plan proposed an increase in funding of Mercury Land Holdings.

The Working Party was informed that the 2019 Business Plan identified additional sites that may provide additional opportunities for growth in MLH.

Members noted the presentation.

## 20 **HAVERING/WATES JV UPDATE**

The Working Party received an update on the Havering Wates Joint Venture Annual Business Plan Review.

The following highlights were provided to the Working Party:

The Joint Venture is seeking to provide new homes in the excess of 2,719 with a minimum of 40% of the units being affordable homes. It is the biggest of the joint ventures with its funding linked to the Housing Revenue Account, (HRA).

It was stated that the Joint Venture will have a greater level of influence on the quality of the development and the future management arrangements.

The development would seek to create modern extra care housing with specialist dementia provision for older people.

The Working Party was informed that a significant social value contributions are expected from the scale of the developments for the business plan.

The plan informed that the development would look to bring new and modern public realm experiences to the scheme that include modern waste disposal, public art, increase biodiversity linked to indigenous species.

The Working Party was informed the development aims to make provision for health, education, leisure facilities and transport as part of the regeneration and place shaping process where it would be necessary.

The Joint Venture plan was to deliver modern estates that will improve the well-being of residents achieving reduced fuel poverty and better places to live. New play and recreational space would be provided on the estates.

It was indicated that on the larger developments the plan aims to make provision for commercial floor space, likely to be flexible workspace and small retail/ leisure.

The aim of the development was to link with other developments in the surrounding areas in order for a joint delivery of infrastructure.

The Working Party was informed that the development for delivery aims to contribute to the development of the new Beam Park community in Rainham through the redevelopment of Napier and New Plymouth Houses.

The presentation provided the Working Party the following comments of the Quality Review Panel that stated the layout of Solar Serena and Sunrise Court was greatly improved and in particular approved of the orientation of the blocks backing onto the houses on Abbscross Lane. In addition the scale and range of communal facilities were much improved”

The development also provided comments from the Quality Review Panel on other sites stating the panel was comfortable with the revised massing of the scheme and welcomed the reduced heights. It was of the view that the way in which the buildings step down along Waterloo Road was largely successful.

The Working Party also noted the panel comments that welcomed the reduction in on-street parking and vehicular movement through the development as this would create more generous public space within the development which was to be welcomed.

Members welcomed the update.

## **21 HAVERING/BRIDGE CLOSE JV UPDATE**

The Working Party received an update presentation on the Bridge Close Regeneration.

The highlights of the scheme included provision of 1,070 new homes and opportunity for affordable workspace.

It was noted that the scheme included a new primary school to meet identified need and a new health centre in the Town Centre.

The scheme would also enable provision for an improved access to Romford Station and the Town Centre for new and current residents living to the east and south-east of the site.

The Working Party noted that the scheme proposed a new bridge across the River Rom to improve connectivity to the Romford Town Centre.

There were plans in the proposal for the improvement of Public Realm facilities.

It was stated that there will be an Estate management arrangement to support and maintain the quality of local environment when the site was fully populated.

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The Working Party noted that the scheme had enabled job creation (construction, direct & indirect local jobs) for people and organisation in Havering.

The Working Party was updated that the London ambulance service had appointed an adviser to communicate with the Joint Venture.

Members were informed that planning approval would be sought in the autumn 2020.

The Working Party noted the presentation update.

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**Chairman**

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