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CABINET

Subject Heading:

Rainham and Beam Park Regeneration
LLP – Review of Delivery Options and
Selection of a preferred option

Cabinet Member:

Councillor Graham Williamson
Cabinet Member for Development &
Regeneration

SLT Lead:

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Policy context:

This decision is made in the context of the promotion of the policy to regenerate the area defined by the Rainham and Beam Park Housing Zone.

This report sets out the preferred option for the future operation and structure of the Rainham and Beam Park LLP and the sites that it has assembled to date. It also considers the ongoing delivery of the Council's ambitions to secure the

comprehensive regeneration of the Rainham and Beam Park Housing Zone.

Financial summary:

This report sets out the information relating to the proposed change in ownership structure and financing of the Rainham and Beam Park Regeneration LLP in which the Council is a partner, and the transfer of property interests to the Council.

Is this a Key Decision?

Yes

(a) Expenditure or saving (including anticipated income) of £500,000 or more

(c) Significant effect on two or more Wards

When should this matter be reviewed?

July 2024

Reviewing OSC:

Places

The subject matter of this report deals with the following Council Objectives

People - Things that matter for residents X

Place - A great place to live, work and enjoy X

Resources - A well run Council that delivers for People and Place.

SUMMARY

The Rainham and Beam Park Regeneration LLP (**LLP**) is a 50/50 Joint Venture between the Council and Notting Hill Commercial Properties Limited (**NHCP**), part of Notting Hill Genesis (**NHG**). The LLP is tasked with delivering a scheme of residential led regeneration across 9 comprehensive development sites along the A1306 New Road corridor in Rainham.

The sites, largely in industrial use, are in multiple ownerships and often in poor environmental condition; residential development values in the area are very challenging.

Site assembly was, until it was withdrawn in December 2021, to be concluded by the Council having made the Rainham and Beam Park CPO No. 1 2019. Support would be provided by the LLP and NHG carrying out acquisitions through private treaty prior to the CPO inquiry.

The original business plan agreed by the Council and the LLP, along with subsequent reviews, has been overtaken by significant uncertainties arising from Brexit, the Covid-19 pandemic, delays to delivery programme, development cost uplift, inflation and economic contraction. These have been further compounded by the position taken by the Department for Transport to withdraw support for the construction and opening of the proposed Beam Park Station.

The confirmation and delivery of the Beam Park Station was expected to stimulate a step change in the access to public transport and connectivity in the local area and its potential for delivering growth and investment.

This uncertainty has caused the Council's partner, NHG, to change its approach to regeneration and value creation through place making. Consequently, the LLP Board has been unable to agree any revised performance measures that reflect current economic conditions, and therefore progress cannot continue. This divergence of views has meant that the LLP has suspended progress on design, delivery and crucially further land assembly.

Whilst wider options are considered, the LLP has also reduced the scope, and cost, of services provided to achieve a commensurate reduction in outgoings.

The three options that are being considered are as follows:

- **Option 1:** To 'Hold' (Do nothing). This option envisages the scheme being held where it is and sites managed until favourable conditions for residential led development arise;
- **Option 2:** For the Council to take forward the regeneration. This will involve a) the voluntary sale of the NHCP interest in the LLP to the council; and b) the voluntary sale of properties already acquired within the development sites by NHG to the Council;

- **Option 3:** Exit/disposal of sites. This option considers the formal winding up of the LLP and the disposal of the land and other interests that have been assembled to date to third parties.

Option 2 is considered to be the preferred option and is recommended for approval.

RECOMMENDATIONS

It is recommended that:

1. **Approval** be given for the Council to acquire the Notting Hill Commercial Properties (**NHCP**) interest in the Rainham and Beam Park Regeneration LLP (**LLP**) via entering into a Member Interest Purchase Agreement, as set out in the Exempt Agenda and summarised in the Heads of Terms at Exempt Appendix A for a full and final consideration at the appropriate time;
2. **Approval** be given for the Council to provide a budget as set out in the Exempt Agenda for the Council to undertake the acquisition of assets assembled by Notting Hill Genesis (NHG) on behalf of the LLP as set out in this report;
3. **Authority** be given for the Strategic Director Place, acting in consultation with the Section 151 Officer and Monitoring Officer, to negotiate and complete the acquisition of the assets following conclusion of the necessary due diligence within the budget set out at Recommendation 2.
4. **Approval** be given by the Council (acting as Member of the LLP) for the termination by the LLP of the following agreements:
 - a. Development Management Agreement;
 - b. Administrative Services Agreement; and
 - c. Strategic Land Agreement

as set out in as set out in the Exempt Agenda and summarised in the Heads of Terms at Exempt Appendix A, at the appropriate time;

5. **Approval** be given by the Council (acting as Member of the LLP) for the LLP to enter into the Member Interest Purchase Agreement as set out in the Exempt Agenda report and summarised in the Heads of Terms at Exempt Appendix A at the appropriate time;
6. **Approval** to be given for the termination by the Council of:
 - a. the Strategic Land Agreement; and
 - b. the CPO Indemnity Agreement,

as set out in the Exempt Agenda report and summarised in the Heads of Terms at Exempt Appendix A, at the appropriate time;

7. **Authority** be given for the Strategic Director Place, acting in consultation with the Monitoring Officer and Section 151 Officer, to finalise and enter into all necessary legal and commercial agreements, to bring into effect the proposed arrangements in Recommendations 1-6 inclusive.
8. **Authority** be given for the Strategic Director Place, acting in consultation with the Lead Member for Development & Regeneration to enter into such documents and do such acts as necessary to resolve any existing disputes under the CPO Indemnity Agreement in order to allow the CPO Indemnity Agreement to come to a natural end following the purchase of NHCP's member interest.
9. **Authority** be given for the Strategic Director Place, acting in consultation with the Section 151 Officer and Monitoring Officer, to establish a new Nominee Company prior to the completion of the acquisition referred to in Recommendation 1, in order to support the continuation of the LLP (such Nominee Company to be the second member in the LLP with the Council after the exit of NHCP) and to enter into all necessary legal and commercial agreements in order for that Nominee to be established as a Member in the LLP;
10. **Authority** be given for the Strategic Director Place, acting in consultation with the Director of Property (new structure), the Monitoring Officer and the Section 151 Officer, to complete the review of the options for the long-term funding and delivery of the regeneration of Rainham and Beam Park, including interim uses of the sites transferred subject to Recommendation 2, and to produce a further report for Cabinet consideration.

REPORT DETAIL

1. Background and Context

- 1.1. The retreat of industrial uses from the A1306 New Road corridor in Rainham over the past 30 years and the terminal decision of Ford Motor Co to cease vehicle manufacture at its Dagenham Plant in 2003 led to the creation of significant areas of vacant, former industrial, brownfield sites with the potential for large-scale development.
- 1.2. Given developments in the global economy and contraction of industrial capacity and demand, alternative development strategies were required. The Council, the then London Development Agency, who had acquired large redundant areas of the Ford Co estate at Beam Park and the London

Thames Gateway Development Corporation developed a new residential led mixed use development strategy for the area.

- 1.3. This objective was set out in the Council's 2001 Local Plan, Strategic Site Allocations and subsequently the Greater London Authority's London Riverside Opportunity Area Planning Framework. However, the 2008 global recession meant that development interest in the sites stalled and by 2012 only one scheme, at the former Somerfield Depot, had come forward for planning permission but was undeliverable in the then economic context. This site still hasn't been able to move into delivery.
- 1.4. The GLA Housing Zone Prospectus was launched on 30 June 2014, and set out plans to create several "Housing Zones" to boost housing supply in London. The Prospectus was unequivocal in its view that a Housing Zone could only proceed where the local borough is driving the programme and is putting in its own resources, in such forms as land holdings, capital investment and staff time. In return, the GLA would provide grant or repayable loans to support residential and place making schemes.
- 1.5. Cabinet authority to submit the Rainham and Beam Park Housing Zone bid was given on the 24th of September 2014. The Council submitted the Rainham and Beam Park Housing Zone bid to the GLA on 30th September 2014.
- 1.6. Underpinning the Council's Housing Zone vision was the decision to provide a new railway station, included in the revised 2014 Essex Thames-Side franchise arrangements, along with the transformation of the A1306 and the major residential development sites that flank it. This would bring about an area wide transformation, from that of a post-industrial legacy of decline into a thriving new residential community designed and built around principles of high-quality design, affordable housing, enhanced open space provision, social infrastructure and access to public transport and employment opportunities.
- 1.7. The submission was successful and the Rainham and Beam Park Housing Zone was announced on 25 June 2015. Cabinet approved the GLA Housing Zone Overarching Borough Agreement (OBA) authorising the Council's entry into the funding contract with the GLA on the 4th November 2015.

2. Land Assembly

- 2.1. In support of the Council's regeneration ambitions for this area the Housing Zone Land Acquisition Strategy was approved by the Council on 10th February 2016, approving the use of the Council's Compulsory Purchase Order (CPO) powers to acquire land interests and to ensure that comprehensive, high-quality development were able to be delivered.

- 2.2.** Cabinet also agreed to approve land negotiations and the acquisition of sites by private treaty by various negotiated means where appropriate, and to work to bring forward quality housing, in accordance with the identified development outcomes for the Housing Zone, either on its own or in partnership with other developers on land acquired.
- 2.3.** In December 2017, following a competitive tender process, the Council agreed to appoint NHG as its development partner to undertake the housing development on the nine regeneration sites. The Council and NHCP entered a formal joint venture vehicle (the LLP) in March 2018.
- 2.4.** In making their decision Cabinet also noted that the land acquisition process would be implemented by NHG and supported by the making of a CPO to enable the acquisition of the land interests which could not demonstrably be acquired by private treaty.
- 2.5.** On the 10th October 2018 Cabinet resolved to make the Rainham and Beam Park CPO. On 24th September 2019 the Rainham and Beam Park CPO 2019 No 1 (CPO 1) was submitted to the Secretary of State for Communities and Local Government (“the Secretary of State”).
- 2.6.** The Order was published and submitted to the Secretary of State for confirmation on 4th October 2019. The Secretary of State’s confirmation of the relevant date was delayed and not received by the Council until 28th January 2020.
- 2.7.** The unforeseen Covid-19 pandemic and lockdown on 23rd March 2020 resulted in the Council’s Strategic Planning Committee being suspended and planning decisions relating to core planning applications forming the Council’s case for justifying the CPO were delayed.
- 2.8.** Lockdown also resulted in the Council being unable to progress the land acquisition programme which is a prerequisite for the successful confirmation of the CPO. The Planning Inspectorate (PINS) who act on behalf of the Secretary of State, further informed the Council that it was unable to set Public Inquiry dates for the foreseeable future.
- 2.9.** These cumulative delays led PINS to agree to extend the date for the Council’s submission of key documents required to progress the CPO, including its Statement of Case, to 31st July 2020 and proposed the 13th April 2021 for the commencement of a virtual CPO Inquiry. This date was subsequently withdrawn by PINS pending the resolution of a Holding Direction on a key planning decision relating to the CPO land that was imposed by the Department of Levelling Up Housing and Communities (DLUHC). The Holding Direction was lifted by the DLUHC on the 7th April 2021. Following further challenging development and economic uncertainties arising from the Covid-19 restrictions, PINS and the Council

agreed a further postponement to the Public Inquiry commencement date, to the 7th December 2021.

- 2.10.** In the period leading up to the CPO Inquiry, the Council working with the LLP and NHG, sought to acquire land and other interests in property in order to help demonstrate that the CPO was required as a last resort to help conclude land assembly. 28 interests were acquired including 17 freehold interests over 20 CPO plots, out of a total of 95 freehold plots that were affected by the CPO.
- 2.11.** On the 12th August 2021 the Department for Transport, without any forewarning, indicated to the Council that it did not support the opening of a new railway station at Beam Park.
- 2.12.** The Beam Park Station has been identified as a key strategic infrastructure component and development catalyst, critical to unlocking investment and the development of strategic sites in the Rainham and Beam Park area to deliver over 4,000 much needed new homes. The new station has been embedded in regional and local planning and regeneration policy documents for over two decades, including most recently the GLA London Plan 2021, the London Riverside Opportunity Area Planning Framework and the L.B Havering Local Plan. Furthermore, the costs of development and construction of the proposed station are fully funded by the GLA and the design and development process was well advanced and construction was poised to commence.
- 2.13.** The new station was considered relevant and vital to the Council's Statement of Case and the justification of that case in support of the confirmation of the CPO 1. The impact on the Council's case that arose from the DfT's unexpected position was considered severe. A request was made to PINS, on the 2nd September 2021, to further postpone any Public Inquiry until March 2022 in order for the Council and GLA to attempt to resolve issues surrounding the DfT's position.
- 2.14.** On the 5th October 2021 PINS rejected the requested postponement of the Public Inquiry requesting that the Council confirm whether it intended to withdraw the CPO or to continue with the Public Inquiry. PINS advised that inquiry dates would otherwise be fixed for no later than the end of January 2022.
- 2.15.** PINS acknowledged that the Council was in a difficult position but, that given the length of time elapsed, the Inspector's preference was for the Council to withdraw the CPO with a view to remaking it when the Beam Park Station issue had been resolved in order to reduce the uncertainty experienced by land owners.
- 2.16.** The Council consulted with Leading Counsel. Their unequivocal opinion was that the Council's case for the CPO was fundamentally undermined by

the DfT's stance on the new station, and that pursuing the CPO to Public Inquiry in January 2022 would have a high risk of the CPO not being confirmed. The Council, having also consulted with its development partner NHG, therefore determined that the CPO should be withdrawn. Following the Council's decision this position was agreed with PINS on December 6 2021 who then notified all owners and objectors. With the CPO withdrawn the LLP's continuing support for land assembly also ceased.

- 2.17.** Since the withdrawal, the Council and NHG have been working with owners, addressing claims for costs arising from the withdrawal of the CPO. Some of these claims have been settled whilst others have been referred to PINS to direct on their handling. PINS have directed recently on one such claim and this is now expected to be quantified by the claimant.
- 2.18.** The costs associated with the CPO, to date, have been shared between the Council and Notting Hill Genesis as joint venture partners on a 50/50 basis which aligns with the principles set out in the Compulsory Purchase Order Indemnity Agreement (CPOIA), Member's Agreement and Strategic Land Agreement.

3. Rainham and Beam Park Regeneration LLP, the 'LLP'

- 3.1.** When the Council entered the LLP in March 2018, a commitment was made to provide funding. Consequently, this was incorporated in the capital programme by the Council on 21st February 2018. The funding requirement was scoped in the 2018-19 Over Arching Business Plan (**OABP**) which the LLP adopted when it was established. The budget and business plan has been reviewed annually since then. Whilst a new OABP has not been adopted, the Council's funding requirements have been revised annually in accordance with predictions made through a shadow business planning process.
- 3.2.** The LLP has focussed on a range of measures to improve viability however the impact of the DfT's change of position on the station and the subsequent withdrawal of the CPO has presented a very challenging position. This has been compounded by the significant increase in industrial land values relative to residential values which are currently in decline, forming the majority of outstanding land assembly, leading the LLP to predict a worsening in financial performance that falls below agreed viability hurdles.
- 3.3.** The board of the LLP has proposed a review of three potential options to allow the LLP to determine its future. The outcome of this review will ultimately be a "Consent Matter" under the LLP's Members' Agreement for each member to determine individually and not within the remit of the LLP Board to agree.

- 3.4.** Each option is considered in the context of the contract structure and obligations that were entered into when the LLP was formed.
- 3.5.** Through the Strategic Land Agreement (SLA), NHG are a land assembly vehicle that carries no risk as the LLP, and ultimately the Council and NHCP as members of the LLP, have undertaken to reimburse it for all agreed costs incurred.
- 3.6. Sites Acquired and Future Acquisitions.**
- 3.7.** To date 20 CPO sites comprising 29 interests, including commercial and residential tenancies, have been acquired. Of these 3 are in the ownership of the Council and the remaining 17 have been acquired by NHG and would be transferred to the Council under Option 2 as below.
- 3.8.** These sites are located within four strategic sites, NR03/04, NR04/05, NR06 and RW4b (see ownership map at Exempt Appendix B). With the exception of NR06 which is fully assembled other than small parcels of land owned by TfL, there are currently more additional plots to be acquired to secure full ownership and comprehensive development potential. Negotiations are continuing between the Council and some owners including TfL to secure further plots. These negotiations have been subject to earlier approvals by the council.
- 3.9.** The acquired sites are a mix of industrial, commercial and residential properties in varying states of condition. A number have existing occupiers in situ and generate an ongoing rental stream, others are vacant but available for new occupiers or interim uses.
- 3.10.** If the Council were to control the sites subject of this report, this may enable the Council and the LLP, using its landholdings, to be able to work with other land owners in the area to bring forward regeneration of the comprehensive mixed use schemes for itself or others to deliver, or delivered through discrete scheme specific partnerships allowing the council's financial involvement and execution/delivery risk to be contained and outcomes to be influenced beyond the controls available through the statutory planning system.
- 3.11.** The future approach to these sites, both in the short and long term, would need to be the subject of a further review and business case. This would review the strategic, economic and financial opportunities benefits and risks associated with such proposals, as well as the potential to optimise health and wellbeing outcomes that any proposed interventions might support.

REASONS AND OPTIONS

4. The three options that are considered are as follows:

Option 1: To 'Hold' (Do nothing)

- (a) This option envisages the scheme being held where it is and sites managed until there are favourable conditions for residential development.

Option 2: For the Council to take forward the regeneration i.e. to replace NHCP as Member 2 in the LLP.

- (b) This will involve the voluntary sale of the NHCP interest in the LLP to the Council.
- (c) The LLP will continue to exist with the Council and a Council owned company as the Members. This will involve associated operating costs and means the business of the LLP will continue allowing further options for the area wide regeneration to be brought forward.

Option 3: Both Members exit the LLP and arrange the disposal of sites on the open market

- (d) This option considers the winding up of the LLP and the disposal of the land that has been assembled to a third party developer/investor and may offer the potential to recover sunk costs.

Option 2: Preferred - For the Council to take forward the regeneration of Rainham and Beam Park.

Reasons for the decision:

4.2. The Council is still intent on securing the regeneration of the area and therefore seeks to preserve the LLP. To do this the Council will need to arrange for the transfer of NHCP's Member interest to a suitable Council owned vehicle (as the LLP must continue to have a minimum of two Members to operate).

4.3. This option provides the Council with time to reconsider several options for promoting regeneration.

4.4. Other options considered (and rejected):

Option 1: To 'Hold'

This option envisages that the scheme is held where it is and that sites are managed until there are favourable conditions for viable residential development.

This “To Hold” option is effectively maintaining the current position of the Council and its involvement in the LLP. The financial and legal implications and primary commercial and contractual consequences of this option are set out in detail in the exempt report and Exempt Appendix D.

Option 3: Exit/Disposal of sites

This option considers the winding up of the LLP and the disposal of the land that has been assembled on the open market.

The financial and legal implications and primary commercial and contractual consequences of this option are set out in detail in the exempt report and Exempt Appendix D.

IMPLICATIONS AND RISKS

5.0. Financial implications and risks:

Financial Implications and Risks are set out in the exempt report.

6.0. Legal Implications and risks:

Vires

6.1 This report recommends that the Council should proceed on the basis of Option 2. The Council may rely upon the General Power of Competence (“general power”) provided for in Section 1 of the Localism Act 2011 to carry out option 2. The general power is a wide power which allows the Council to do anything that an individual may do (subject to public law principles), but it is subject to certain statutory limitations. There is no statutory limitation in relation to this exercise of the general power. This report proposes that the Council continues to be a Member of the LLP, the purpose of the Council remains the regeneration of Beam Park at this stage and not the carrying out of a commercial activity (which would require that a limited liability (trading) company be set up). The decision of *Peters v Haringey* confirms this view; the Council may continue to act through the LLP for as long as the Council’s purposes are primarily non-economic (i.e. regeneration).

6.2 The Council has land acquisition powers by virtue of Section 120 of the Local Government Act 1972. This Section 120 power does furthermore support the general position adopted, because it also recognises and allows acquisitions to be made for any authorised purpose “notwithstanding that the land is not immediately required for that purpose; and, until it is required for the purpose for which it was acquired, any land acquired under this subsection may be used for the purpose of any of the Council’s functions.” The relevant function in this case is regeneration.

6.3 The Council will also need to establish a wholly owned company to become the other member of the LLP following NHCP’s exit. This is because the Limited Liability Partnerships Act 2000 (LLP Act) requires that any limited liability company must have at least two members. It cannot have only one member and the LLP Act goes on to make this clear by regulating what happens if a limited liability partnership carries on with just one member. This provides that where a limited liability partnership carries on for more than 6 months with a single member, then the single member no longer has limited liability and will be regarded as carrying the full unlimited liabilities of the limited liability partnership for any period beyond the 6 months. S1 of the Localism Act 2011 gives the Council the power to establish this wholly owned company.

6.4 Whilst therefore the Council has sufficient statutory powers to pursue the recommendations as set out in the report, the Council is nonetheless under a fiduciary duty. It must be prudent in its use of public funds and base its decision on all relevant facts (disregarding irrelevant ones), acting in a rational manner. This means, in practice, that the Council should be generally satisfied that the option it chooses and the potential financial consequences it will bring are capable of rational justification in that sense.

Subsidy Control

6.5 The Council will need to ensure that any further capital contributions or investment into the LLP are on terms that would be acceptable to a prudent private sector investor in the same circumstances and disregarding any public sector benefits. This is to ensure compliance with the Subsidy Control Act 2022 which became law on the 4 January 2023. Similarly, the Council will need to ensure any purchase of the sites from NHG and the member interest from NHCP are on market terms.

SDLT

6.6 It should be noted that pursuing option 2 rather than option 1 or 3, with the Council purchasing the sites from NHG rather than the LLP, will result in an SDLT saving. This is because s71 Finance Act 2003 will make the property transfers between the Council and NHG exempt from SDLT. This is because both the Council and NHG meet the definition of a “relevant housing provider”.

General

- 6.7 The Council has prepared a draft Heads of Terms document at Exempt Appendix A which outlines the Council's proposed high-level approach to the acquisition of the sites and NHCP's interest in the LLP. These Heads of Terms (HoTs) have been agreed with NHG and NHCP but subject to Cabinet approval and on a non-binding basis save as to confidentiality and costs. These HoTs are based on the adoption of the recommended option 2 – but subject to that approval should Cabinet agree with the recommendation made.
- 6.8 There are two core transactions: a) the purchase of NHCP's member interest in the LLP; and b) the purchase by the Council of the properties being held by NHG.
- 6.9 The Council will need to undertake a due diligence exercise in relation to its acquisition of NHCP's member interest in the LLP. The Council will also need to undertake a due diligence exercise in relation to the properties it will be acquiring from NHG as part of the transaction.
- 6.10 The Council's acquisition of NHCP's member interest in the LLP will also necessitate certain administration for the Council in relation to the ongoing governance of the LLP. This will include putting in place a separate arms-length nominee company (likely to be a company limited by shares) to be the second member of the LLP alongside the Council.
- 6.11 Similarly, the detailed governance of the LLP will need to be reconfigured and the governing instrument (the Members' Agreement) will also need to be amended so that it correctly captures the new ownership.

7. Human Resources implications and risks:

- 7.1 The Rainham and Beam Park Regeneration programme will require continued involvement of officers from the Regeneration Directorate, other Council services and external resources who will also need to support the management of the LLP and of the properties transferred from NHG. The Rainham and Beam Park Housing Zone forms part of the Council's overall regeneration programme.

8. Equalities implications and risks:

- 8.1 The Public Sector Equality Duty (PSED) under section 149 of the Equality Act 2010 requires the Council, when exercising its functions, to have due regard to:
- i. the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
 - ii. the need to advance equality of opportunity between persons who share protected characteristics and those who do not, and.

- iii. foster good relations between those who have protected characteristics and those who do not.

'Protected characteristics' are age, sex, race, disability, sexual orientation, marriage and civil partnerships, religion or belief, pregnancy and maternity and gender reassignment.

8.2 The Council is committed to all of the above in the provision, procurement and commissioning of its services, and the employment of its workforce. In addition, the Council is also committed to improving the quality of life and wellbeing for all Havering residents in respect of socio-economic and health determinants.

8.3 In respect of the proposed decision there are no adverse implications or risks associated with the Council's statutory duty.

9. Health and Wellbeing implications and risks

9.1 This decision in itself will present no risks of negative wellbeing to individuals or groups. However, it will contribute to the on-going realisation of the Council's regeneration vision for the Rainham and Beam Park Housing Zone.

9.2 However, a number of issues arise from the delay to the regeneration programme, and these will need to be kept under continuous review.

9.4 The allocation of affordable housing would be subject to the Council's Allocation Scheme and any local lettings policies that would be drawn up to promote Rainham and South Hornchurch residents' interests. Thus, delivery of affordable housing would benefit some of the borough's most disadvantaged residents.

9.5 The new homes built would include a proportion of homes built to lifetime homes and disabled living standards.

9.6 Planned investment in new transport, schools, health, and leisure facilities including new high quality green space would ensure that those living in the south of the borough benefit from improvements in amenities without needing to travel to other parts of the borough, incurring costs and inconvenience.

9.7 The needs of disabled people and carers will be an integral feature of housing stock, allocation and lettings policies. No 'protected' group will be disadvantaged by the developments; however, where there is the possibility of a negative impact, a full Equality Impact Assessment will be carried out. A Health Impact Assessment, HIA will also be undertaken to establish the level of impact the regeneration scheme will have in the area.

10 Environmental & Climate Change implications and risks

10.1 This report does not give rise to any environmental or climate change implications or risks.

10.2 The Regeneration plans for the strategic area will enable the council to build new affordable homes that will be targeted at high levels of energy performance for the entire development as well as for individual flats. The new development's design, when delivered, will carefully consider energy requirements, the surrounding environment and animal habitats.

10.3 The gardens will include bat boxes, bird boxes and insect hotels to create safe animal habitats. The scheme will be aligned with the Havering Biodiversity Action Plan.

BACKGROUND PAPERS

None.

APPENDICIES

EXEMPT Appendix A – Draft Heads of Terms
EXEMPT Appendix B – Maps of land ownership
EXEMPT Appendix C – Transfer Values
EXEMPT Appendix D – Implications of discounted options