



**Havering**  
LONDON BOROUGH

## Notice of Non-Key Executive Decision

<b>Subject Heading:</b>	To progress with a Planning Application for Temporary Modular Housing at Waterloo and Queen Street Site.
<b>Decision Maker:</b>	Paul Walker Director – Housing & Property Place Directorate.
<b>Cabinet Member:</b>	Cllr Graham Williamson Cabinet Member for Development & Regeneration.
<b>ELT Lead:</b>	Neil Stubbings Strategic Director of Place.
<b>Report Author and contact details:</b>	Maria Faheem Regeneration London Borough of Havering Town Hall Main Road Romford RM1 3BB  <a href="mailto:maria.faheem@havering.gov.uk">e:maria.faheem@havering.gov.uk</a>
<b>Policy context:</b>	Housing Asset Management Plan The Havering Wates Joint Venture Business Plan  The HRA Business Plan Update and Capital Programme.
<b>Financial Summary:</b>	A Housing Revenue Account (HRA) capital budget of £7.3m has been allocated to support the delivery of the modular housing scheme at the Waterloo and Queen Street site.

**Non-key Executive Decision**

	<p>This report seeks approval to progress the planning application for the scheme at a nominal cost to the Council, ensuring low financial exposure. Further approvals will be sought before any significant expenditure is committed.</p>
<p><b>Relevant Overview &amp; Scrutiny Committee:</b></p>	<p>Places Overview &amp; Scrutiny Sub Committee.</p>
<p><b>Is this decision exempt from being called-in?</b></p>	<p>Yes - exempt from call-in, as it is a Non-key Executive Decision by a Member of Staff.</p>

**Non-key Executive Decision**

**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. X

## Part A – Report seeking decision

### DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION

To approve the submission of an application for temporary planning permission for 18 modular housing units on a part of the Waterloo and Queen St regeneration site.

### AUTHORITY UNDER WHICH DECISION IS MADE

#### 3.3.3 Statutory consent / notices

3.1 To apply for statutory consent (e.g., planning permission) relevant to their directorate and to serve statutory notices except where reserved to the Council, Cabinet or any committee of the Council.

### STATEMENT OF THE REASONS FOR THE DECISION

To address the acute housing shortage and high demand for temporary accommodation in Havering, it is proposed to submit an application for temporary planning permission at the Waterloo/Queen Street site for 18 self-contained family modular units.

The scheme has been developed in conjunction with Wates as part of the 12 Estates Joint Venture (JV). The JV Partnership will be the applicant. The site of the proposal remains within the freehold ownership of the Council. The proposal is to site these units within the area allocated for the final phase of development, such that they can remain in-situ for around 5 years. Please see site plan at Appendix A.

This decision relates only to the submission of a planning application, which is necessary to ensure that the programme can proceed as required.

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### **OTHER OPTIONS CONSIDERED AND REJECTED**

Option: Not progressing with the planning application at this stage would cause delays to the programme, slowing the delivery of much-needed temporary housing and prolonging the time families spend in unsuitable accommodation. This option has been rejected.

### **PRE-DECISION CONSULTATION**

The proposals have been reviewed by Places Overview & Scrutiny Sub Committee and have been the subject of prior consultation with the Cotleigh Road Residents Group.

### **NAME AND JOB TITLE OF STAFF MEMBER ADVISING THE DECISION-MAKER**

Name: Maria Faheem- Regeneration Manager

Signature:



Date: 07/01/2025

### **LEGAL IMPLICATIONS AND RISKS**

There are no legal implications relevant to this decision.

### **FINANCIAL IMPLICATIONS AND RISKS**

This report seeks approval to progress a planning application for a proposed modular housing scheme at the Waterloo and Queen Street site. This represents limited expenditure and low financial risk to the Council.

A budget of £7.3 million has been approved within Capital Programme for the wider scheme and the costs incurred to date are funded from within that allocation.

A more comprehensive cost breakdown is provided within the forthcoming Cabinet report.

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### **HUMAN RESOURCES IMPLICATIONS AND RISKS (AND ACCOMMODATION IMPLICATIONS WHERE RELEVANT)**

The recommendations made in this report do not give rise to any identifiable HR risks or implications that would affect either the Council or its workforce.

### **EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS**

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:

- The need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
- The need to advance equality of opportunity between persons who share protected characteristics and those who do not, and;
- Foster good relations between those who have protected characteristics and those who do not.

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

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-economics and health determinants.

The Council seeks to ensure equality, inclusion, and dignity for all in all situations.

### **ENVIRONMENTAL AND CLIMATE CHANGE IMPLICATIONS AND RISKS**

The proposed development, which is the subject of the planning application, would be new build with energy efficient materials, expected to achieve an EPC rating of B.

### **BACKGROUND PAPERS**

Places Overview and Scrutiny Sub-Committee Report and Addendum on temporary modular homes at Waterloo and Queen Street. (November 2024 and January 2025).

### **APPENDICIES**

Appendix A – Site Plan.

Non-key Executive Decision

**Part C – Record of decision**

I have made this executive decision in accordance with authority delegated to me by the Leader of the Council and in compliance with the requirements of the Constitution, and in consultation with the Interim Director of Housing, Paul Walker

**Decision**

Proposal agreed

**Details of decision maker**

Signed



Paul Walker  
Interim Director of Housing & Property

Date: 15<sup>th</sup> January 2025

**Lodging this notice**

The signed decision notice must be delivered to Democratic Services, in the Town Hall.

**For use by Committee Administration**

This notice was lodged with me on \_\_\_\_\_

Signed \_\_\_\_\_