

CALL-IN OF CABINET DECISION 22 JANUARY 2025 - OFFICE TO RESIDENTIAL  
CONVERSION TO ACCOMMODATE HOMELESS FAMILIES – EASTGATE  
HOUSE

Supporters of Call-in

Councillor Mandy Anderson

Councillor Pat Brown

Councillor Jason Frost

Councillor Martin Goode

Councillor Judith Holt

Councillor Jane Keane

Councillor Laurance Garrard

Councillor Jackie McArdle

Councillor Trevor Mckeever

Councillor Keith Prince

Councillor Matthew Stanton

Councillor David Taylor

Grounds of Call-in

1. We need more information on how residents placed there will be supported. There does not appear to be a cost for any support staff, as there is for Chesham House.
2. We need to understand the current time it takes for Havering to relocate someone from temporary accommodation to permanent. Including whether there are any residents waiting longer than 2 years.
3. We would like to understand more on the council's responsibility to provide support, and any expiration date on this (for example, do residents become the responsibility of Basildon after X number of years). The response should cover how residents will access GPs, Schools, and other support.

4. What will the selection criteria be, for Havering deciding who to relocate to Basildon? We need to establish what entitlement would residents of Havering to remain on Havering's housing list, If they were to accept a move to another borough.
5. Have any of the Cabinet been to visit the site? Have any officers? Assuming, as the Cabinet have agreed this, any concerns presented were not insurmountable, what were the concerns raised by Cabinet or officers and how were they addressed?
6. I am concerned that we are taking whatever National Housing Group are offering, are we providing any criteria to them of what is acceptable and what is not?
7. Being as we are so concerned about social care being a vehicle for investment profit, have we considered the implications of the TA sector becoming the same?
8. How will we maintain residents links to healthcare, schools, etc, what is the estimated move-on time, will they be assisted to change placements to Basildon or given any assistance with travel?
9. Will there be any Family Welcome support on site as mentioned with regards to Chesham House?
10. What mechanism will be used to determine that this is exempt accommodation for the purposes of attracting the higher LHA rate?
11. Will there be any communal or play space on the site?
12. Given the discrepancy between the Havering and the Basildon LHA rates, are we still only passing on the LHA rate to QLM, or are we 'topping up' to the Havering rate?

13. Bearing in mind at the Chesham House call-in, it was discussed that we wanted to proceed with Chesham House to prevent the property being used by other boroughs. As we are now doing this to Basildon, will this damage any relationship we have with them?
14. Are the Council comfortable with housing our residents in a building where we have had no oversight of planning or building control?
15. If persons placed in this accommodation become tenants of QLM, their Housing Duty is ended (as per the conversation at call in for Chesham House) how long would a person have to remain in this accommodation to be considered to have broken their residency in Havering for the purposes of the Housing Register? In the event of an unavoidable delay, will this be waived?
16. Will these be single-occupancy units or family accommodation?
17. How are the issues raised by Basildon Council in their letter of 22/1 being addressed?
18. What is the estimated cost in value for the lease.
19. What is the logic of sending Havering residents to live in Basildon albeit on a temporary basis which would surely cause disruption to school and work life for people temporarily displaced?