

MINUTES OF CABINET

Tuesday, 19 April 2016
(7:00 - 8:40 pm)

Present: Cllr Darren Rodwell (Chair), Cllr Saima Ashraf (Deputy Chair), Cllr Dominic Twomey (Deputy Chair), Cllr Laila Butt, Cllr Evelyn Carpenter, Cllr Cameron Geddes, Cllr Bill Turner and Cllr Maureen Worby

Apologies: Cllr Lynda Rice

115. Appointment of Cllr Sade Bright, Cabinet Member for Equalities and Cohesion

The Leader of the Council announced that he had appointed Councillor Sade Bright as Cabinet Member for Equalities and Cohesion with effect from 15 April 2016 and he welcomed Councillor Bright to her first meeting in the new role.

116. Declaration of Members' Interests

There were no declarations of interest.

117. Minutes (9 March 2016)

The minutes of the meeting held on 9 March 2016 were confirmed as correct.

118. Council's Response to the Growth Commission and Ambition 2020

The Leader presented a report on proposals to re-shape the Council and the way that it provides services via the Ambition 2020 programme as well as the next steps for achieving the Council's vision for growth.

The Leader commented that the Council was at a key point in its history and the proposals that were before Cabinet represented clear long-term goals that would allow the workforce and others to deliver the best possible service. The new path that the Council was on had received encouraging support from the independent Growth Commission that was launched in October 2015 and the Council had already adopted and begun implementing the 10 key steps set out in the Growth Commission's report. The circa £63m budget gap by 2020/21 meant that the Council had to significantly change the way that it operated and the Leader stressed the importance of consulting with the community and voluntary sectors, business and other stakeholders in the area and the Council's Select Committees to ensure that all parties were fully informed and engaged in the Ambition 2020 programme.

The current elements of the Ambition 2020 programme were presented in the form of two Design Principles that related to core functions and workforce and organisational development alongside 15 Service Design Proposals which set out the proposals for the future delivery of services. Councillor Carpenter referred to opportunities to raise income in respect of the Refuse and Home Services elements and the Leader confirmed that the Council had to be more commercially

mind. Councillor Worby commented that the transformational nature of the proposals meant that the Council should not under-play the extent to which it and local residents needed to adapt and change and Councillor Twomey agreed with the view that the significant cuts to public sector funding had led to all local authorities having to re-think the way that they provided services to local people. Councillor Twomey also remarked on the key role that growth, investment and regeneration would have in ensuring that the Council was able to bridge the future budget shortfall.

Members spoke in support of the Growth Commission recommendations and the Ambition 2020 proposals and raised a number of issues including:

- The significance of the local community engaging in the process to ensure that the services that were provided in the future were the most important to them;
- The need to have clear strategies for engaging with all sectors of the local community, and especially the elderly, to ensure that no-one was left behind as the Council moved into a more digital age. In that respect, Councillor Worby referred to the Care City initiative which had a strong focus on digital systems designed for the elderly;
- The importance of focussing on outcomes for local residents. On that point, Councillor Turner referred to the graph within the draft public consultation document at Appendix 1 to the report which showed the very poor comparative outcomes for residents of Barking and Dagenham in the areas of deprivation, low pay, children in care, teenage conceptions, unemployment, GCSE and A level results, homelessness and domestic violence.

Cabinet **resolved** to:

- (i) Agree the publication of the document at Appendix 1, which sets out the Council's proposed response to the independent Growth Commission and the Ambition 2020 proposals, subject to the amendment of the document to reflect that the Council had already agreed to adopt the 10 key steps proposed by the Growth Commission and was in the process of implementing them;
- (ii) Agree an eight week period for public consultation, to commence on 20 April and end on 16 June, and note that a report will be presented in July 2016 detailing the results of consultation and inviting Cabinet to decide on the proposals in the light of consultation; and
- (iii) Agree the referral of recommendations 17 to 109 within the Growth Commission's report "No-one left behind: in pursuit of growth for the benefit of everyone" for consideration by Select Committees between May and July 2016.

119. Rationalisation of Corporate Office Portfolio - Update

Councillor Twomey presented an update report on the Civic Centre and Roycraft House elements of the corporate office portfolio rationalisation project approved by the Cabinet under Minute 78 (16 December 2014).

With regard to the Civic Centre, Councillor Twomey explained that in order to

expand the scope for opportunities and contribute to the objective of raising educational attainment in the community, it was proposed to extend the potential future use of the Civic Centre from the originally stated objective of secondary school use to a wider educational use. It was also the intention that any negotiations with potential future users of the building would include a requirement that part of the building would continue to be available for civic purposes, such as Council meetings.

In respect of Roycraft House, Councillor Twomey advised that the ongoing discussions with Agilisys had identified an alternative preferred option under which the Council would retain ownership of Roycraft House, as opposed to selling the building to Agilisys as was originally proposed. As part of the new arrangement, Agilisys would lease the whole building and the Council would lease back two floors to accommodate staff. The new arrangement would provide the Council with an ongoing revenue stream from the main lease with Agilisys, which was now considered to be more advantageous to the Council than a one-off capital receipt had the original sale option progressed, and would provide both parties with greater flexibility and options when the lease arrangement was due to end in 2020.

Cabinet Members spoke in support of the proposals and particularly welcomed the retention of the Civic Centre building for use as an educational establishment and for wider community and civic purposes.

Cabinet **resolved** to:

- (i) Agree to extend the potential future use of the Civic Centre from secondary school use to a wider educational use and seek to retain some use of the building for civic purposes;
- (ii) Agree that the Council retains ownership of Roycraft House and leases the whole building to Agilisys at market rent, co-terminus with the Elevate contract due to expire in 2020, and the leasing back by the Council of two of the floors for office accommodation;
- (iii) Delegate authority to the Strategic Director of Finance and Investment, in consultation with the Director of Law and Governance and the Cabinet Members for Finance and Regeneration, to negotiate final terms and agree the contract documents to fully implement the arrangements in respect of Roycraft House and the Civic Centre at a market rent; and
- (iv) Authorise the Director of Law and Governance, or an authorised delegate on their behalf, to execute all of the legal agreements, contracts and other documents on behalf of the Council.

120. Review of School Places and Capital Investment - Update April 2016

Further to Minute 63 (10 November 2015), Councillor Carpenter presented an update report in respect of the various school expansion projects aimed at addressing the demand for places in the Borough.

Councillor Carpenter advised that additional school places would be available from September 2016 in the primary sector at Gascoigne and Eastbrook schools and in

the secondary sector at Dagenham Park, Eastbrook, Riverside, Robert Clack and Greatfields schools. She also referred to the longer-term expansion projects at Barking Abbey, Furze Infants and Warren Junior schools and the new school provision at Lymington Fields site, which was now expected to be delivered as a Free School and, as such, would release the £32m previously provided for in the Council's Capital Programme.

The Department for Education (DfE) had allocated approximately £666,000 Devolved Formula Capital funding and £4.65m Maintenance and Modernisation funding for works at maintained Local Authority and Voluntary Aided schools during 2016/17. Councillor Carpenter advised that the two Borough MPs had raised a number of very important points relating to Barking and Dagenham's school places and funding pressures during an Adjournment Debate in the House of Commons on 17 March 2016, although disappointingly the Under Secretary of State for Education had failed to address their concerns.

Cabinet Members expressed their appreciation of the work being undertaken to meet the unprecedented demand for additional school places in the Borough, with the Leader commenting that the Council was meeting the challenges head on and helping London to move forward.

Cabinet **resolved** to:

- (i) Approve the Future Planning Programme to meet Basic Need (including SEN places) 2015 to 2021 (amended April 2016) as set out in section 2 and Appendix A of the report;
- (ii) Approve the inclusion in the Capital Programme of the DfE grant allocations for 2016/17 as detailed in section 3 of the report;
- (iii) Approve the various projects and associated changes to the Capital Programme as set out in sections 5 to 10 and summarised in Section 11 of the report;
- (iv) Delegate authority to the Procurement Board to consider and approve the final procurement strategies for each project, in accordance with the Council's Contract Rules; and
- (v) Delegate authority to the Corporate Director of Children's Services, in consultation with the Cabinet Member for Education and Schools, the Strategic Director of Finance and Investment and the Director of Law and Governance, to award the respective project contracts.

121. Barking Riverside Gateways Housing Zone

Further to Minute 8 (4 August 2014), Councillor Geddes presented a report on the Council's successful bid to the Greater London Authority for the Housing Zone proposal covering existing industrial areas on Thames Road and parts of River Road within Thames ward.

The Barking Riverside Gateways Housing Zone project would involve the phased development of around 3,000 homes, commercial space and associated facilities,

supported by a £30m grant from the GLA. Councillor Geddes elaborated on the benefits that the project would bring to the Thames ward area in terms of the new housing, improved school provision and the removal of some run-down industrial buildings as a way of bringing the Thames View Estate closer to the new Barking Riverside area. Alongside the benefits were a number of significant challenges and Councillor Geddes advised that a strategy was currently being developed to ensure that local residents, businesses and religious organisations occupying premises in the area would be involved during the redevelopment process.

In response to a question from Councillor Butt regarding the level of affordable housing that would be provided, Councillor Geddes advised that it was not possible to give a figure at such an early point in the process although he hoped to maximise the potential for the area as well as achieving the right balance between residential and industrial development. Councillor Carpenter particularly welcomed the plans to change some industrial uses on Thames Road to mixed use residential which would help integrate the new primary school at the eastern end of Thames Road into the wider community and, at the same time, make it safer and more attractive for pupils.

Councillor Turner spoke in support of the overall project, commenting that he hoped that the improved transport links, the recently announced Barking Riverside Healthy New Town designation and the removal of physical and perceptual barriers between Barking Riverside and the Thames View Estate would benefit all those that lived and worked in the area. In relation to the volume of waste facilities in that area, Councillor Geddes confirmed that discussions were ongoing with the Deputy London Mayor for Housing, Land and Property regarding the relocation of some of those facilities to provide a fairer spread across London, particularly bearing in mind that the Borough was now home to the London Sustainable Industries Park.

Councillor Twomey commented on the significant financial investment coming into the Borough in support of the Council's ambitious regeneration plans while the Leader referred to the work being undertaken to improve health facilities in the area through the Accountable Care Organisation initiative.

Cabinet **resolved** to:

- (i) Agree to enter into the Overarching Borough Agreement and associated Intervention Agreement(s) with the Greater London Authority, forming the basis for the Housing Zone arrangements with the Council, as set out in the report;
- (ii) Agree to the principle of a phased redevelopment of the area shown in Appendix 1 for a housing-led, mixed used development;
- (iii) Agree to the principle of procuring a long term funding partner with a view to managing the area and holding property over the long term;
- (iv) Delegate authority to the Strategic Director for Growth and Homes, in consultation with the Strategic Director of Finance and Investment, the Director of Law and Governance and the Cabinet Members for Finance and Regeneration, to approve land purchases within the Barking Riverside

Gateways Housing Zone area, subject to available funding;

- (v) Agree that, should negotiations with landowners not progress, the Council use its Compulsory Purchase Order (CPO) making powers pursuant to Section 226 of the Town and Country Planning Act 1990 (As Amended) for the acquisition of the leasehold and freehold interests in the properties for the purposes of securing land needed to allow the redevelopment of these areas;
- (vi) Delegate authority to the Strategic Director for Growth and Homes, in consultation with the Director of Law and Governance, to take all necessary steps to secure the making, confirmation and implementation of a CPO within the Housing Zone area including the publication and service of all Notices and the presentation of the Council's case at any Public Inquiry;
- (vii) Agree that the GLA Housing Zone funding of £30m shall not be used to purchase any of the Council's property interests in the area and used instead to provide a receipt or income stream from subsequent development; and
- (viii) Agree that a further report be presented to Cabinet on options for the delivery of new homes on the site.

122. Council-Owned Infill Sites for Residential and Temporary Residential Development

Further to Minute 53 (13 November 2012), Councillor Geddes presented a report on the latest proposals to use vacant or under-used Council land as potential development sites for new Council housing.

Councillor Geddes advised that approximately 200 - 250 Council houses were being lost each year as a consequence of Right to Buy while a number of the Government's policies were increasing homelessness. The proposals within the report to develop a further 14 sites would help to address the shortfall and increasing need for temporary accommodation, as well as the Council's ambition to expand shared ownership opportunities for local people.

Councillor Geddes confirmed that further reports on each of the potential 14 development sites would be presented to Cabinet once full feasibility studies had been carried out.

Cabinet **resolved** to:

- (i) Agree the bringing forward of the 14 new infill sites for residential development in addition to the remaining sites agreed by Cabinet under Minute 53 (13 November 2012) as listed in the report, subject to further feasibility and planning work to determine the number of new units and funding arrangements and consultation with relevant Ward Members;
- (ii) Agree that the sites at Sugden Way, Mellish Close, Naseby Road and Woodward Road be used as temporary housing sites, subject to further feasibility and planning work to determine the number of units and funding

arrangements;

- (iii) Agree to cease the letting of garages on the infill sites listed in the report with immediate effect;
- (iv) Delegate authority to the Strategic Director for Growth and Homes, in consultation with the Strategic Director for Finance and Investment, the Director of Law and Governance and the Cabinet Members for Finance and Regeneration, to agree terms and detailed financial cost plans and procure the design, consultancy and related services and works necessary to realise the developments proposed in the report, and to award and enter into all necessary and appropriate contracts and documentation to realise each scheme;
- (v) Delegate authority to the Strategic Director for Growth and Homes, in consultation with the Cabinet Members for Finance and Regeneration, to determine the prioritisation of the 14 sites listed in the report and the remaining sites from the November 2012 report taking into account factors such as the outcome of public consultation, the likely delivery timescales and funding availability;
- (vi) Approve the commencement of further capacity studies and concept design work for the former Weighbridge site adjacent to the Goresbrook Leisure Park and note that a further report will be presented to Cabinet to decide on the final development options;
- (vii) Approve the commencement of further capacity studies and concept design work for the Transport for London owned Gale Street site adjacent to Becontree Station with a view to acquiring the site for residential development and note that a further report will be presented to Cabinet to approve the terms, development parameters, delivery options and funding proposals;
- (viii) Agree, in principle, to the site at 90 Stour Road being included into the Becontree Heath Master plan delivery proposals, subject to advice on procurement and further study on the implications for the adjacent Housing Revenue Account (HRA) residential units and note that a further report will be presented to Cabinet for final approval;
- (ix) Approve the commencement of high level concept design development work for the current Royal British Legion site in Rectory Road including a full study of the options for inclusion of the adjacent Council owned car parks and housing sites with a further report being presented to Cabinet for final approval; and
- (x) Agree to funding being included within the HRA Capital budget from 2016/17 onwards for the named HRA sites.

123. Procurement of a Replacement Children's and Adults Electronic Social Care System

Councillor Worby introduced a report on the proposed replacement of the existing

database for children's and adults' social care records via the Crown Commercial Services Framework (RM1059) procurement route.

Councillor Worby advised that the existing system was not fit-for-purpose going forward, albeit that it would continue to be used while the new system, which would utilise the latest technology and offer greater flexibility as well as being far more cost effective, was being implemented. It was noted that funding for the project had already been provided for in the Council's Capital Programme and Councillor Worby confirmed that the contract specification included 'future-proofing' requirements to ensure that the new system was capable of interfacing with existing and future Council IT systems, in line with the Council's IT Strategy.

Cabinet **resolved** to:

- (i) Agree that the Council proceeds with the procurement of a new electronic social care system in accordance with the strategy set out in the report; and
- (ii) Delegate authority to the Strategic Director for Service Development and Integration, in consultation with the Cabinet Member for Adult Social Care and Health, the Strategic Director of Finance and Investment and the Director of Law and Governance, to award and enter into the contracts and access agreements, for the initial and relevant extended periods.

124. Establishment of the Local London Joint Committee

The Leader introduced a report on the proposed creation of the Local London Joint Committee which would replace the North East London Strategic Alliance (NELSA) as the sub-regional partnership responsible for driving forward the devolution agenda for the north-east London area.

Barking and Dagenham would be joined on Local London by the Boroughs of Bexley, Enfield, Greenwich, Havering, Newham, Redbridge and Waltham Forest, with the Joint Committee acting as the main conduit for communication with the Government on a range of issues including employment and skills, health, housing and other major infrastructure projects.

Cabinet **resolved** to:

- (i) Agree the creation of the Local London Joint Committee to discharge executive functions on behalf of Local London member councils;
- (ii) Agree that the London Borough of Barking and Dagenham enters into and signs up to the Local London Inter-Authority Agreement at Appendix A to the report (incorporating the Memorandum of Understanding and Terms of Reference) to facilitate the Council's membership of Local London;
- (iii) Delegate such executive powers and authority to the Local London Joint Committee as are necessary to facilitate and implement the Objectives and programmes of Local London in accordance with the provisions of the Inter-Authority Agreement and Terms of Reference;
- (iv) Agree the appointment of the Leader and Chief Executive of the Council to

the Local London Joint Committee;

- (v) Delegate authority to the Leader and Chief Executive and any substitutes appointed by them, to do all such things and enter such agreements as are required under the Inter Authority Agreement and as are agreed by the Joint Committee in furtherance of the Objectives of Local London; and
- (vi) Agree that the Council contributes £50,000 as an annual subscription to Local London.

125. New Cabinet Portfolios

The Leader advised that in order to reflect the Council's new holistic and cross-working approach to service delivery under the Ambition 2020 programme, he had agreed the following new Cabinet portfolio positions which would be effective from 20 April 2016:

- Community, Leadership & Engagement – Cllr Saima Ashraf (Deputy Leader)
- Finance, Growth & Investment – Cllr Dominic Twomey (Deputy Leader)
- Equalities & Cohesion – Cllr Sade Bright
- Enforcement & Community Safety – Cllr Laila Butt
- Educational Attainment & School Improvement – Cllr Evelyn Carpenter
- Economic & Social Development – Cllr Cameron Geddes
- Environment & Street Scene – Cllr Lynda Rice
- Corporate Performance & Delivery – Cllr Bill Turner
- Social Care & Health Integration – Cllr Maureen Worby

126. Private Business

Cabinet **agreed** to exclude the public and press for the remainder of the meeting by reason of the nature of the business to be discussed which included information exempt from publication by virtue of paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (as amended).

127. Purchase of Former Sacred Heart Convent, Goresbrook Road, Dagenham

(The Chair agreed that this report could be considered at the meeting under the provisions of Section 100B(4)(b) of the Local Government Act 1972 as a matter of urgency in order for the Cabinet to consider the proposed purchase of a property within the very limited timescale set by the site owner.)

Councillor Twomey presented a report on the proposed purchase of the former Sacred Heart Convent site, Goresbrook Road, Dagenham.

Councillor Twomey advised that the Council had been minded to purchase the site a couple of years ago but the matter had not progressed. A fresh opportunity to purchase the site had now come to light, with the Council being offered first option before the site was offered for general sale on the open market, subject to a deal being concluded within four weeks.

Members noted details of the initial valuations of the site based on the building being used as an elderly persons care home, for which planning permission was

granted in January 2016, and Councillor Twomey outlined the benefits to the Council of purchasing the site and the potential uses for the building.

Cabinet **resolved** to:

- (i) Agree that appropriate financial provision, as detailed in section 5 of the report, be made within the 2016/17 Capital Programme to facilitate the purchase (and associated fees and Stamp Duty Land Tax) of the former Sacred Heart Convent site, as shown edged red in Appendix 1 to the report;
- (ii) Authorise the Strategic Director of Growth and Homes, in consultation with the Strategic Director of Finance and Investment, the Director of Law and Governance and the Cabinet Member for Finance, to progress the purchase of the former Sacred Heart Convent site on the terms set out in the report and to enter into all necessary agreements to complete the purchase;
- (iii) Agree that the call-in procedure shall not apply in view of the very limited timescale set by the site owner in which to conclude the purchase, in accordance with the waiver arrangements under paragraph 6.16, Chapter 8, Part 2 of the Council's Constitution; and
- (iv) Note that a further report will be presented to Cabinet if the land purchase is secured setting out proposals for the future use of the site and the revenue funding arrangements associated with the cost of borrowing.