

MINUTES OF CABINET

Tuesday, 25 April 2017
(7:02 - 7:55 pm)

Present: Cllr Darren Rodwell (Chair), Cllr Saima Ashraf (Deputy Chair), Cllr Dominic Twomey (Deputy Chair), Cllr Sade Bright, Cllr Laila M. Butt and Cllr Cameron Geddes

Apologies: Cllr Evelyn Carpenter, Cllr Lynda Rice, Cllr Bill Turner and Cllr Maureen Worby

110. Declaration of Members' Interests

There were no declarations of interest.

111. Minutes (21 March 2017)

The minutes of the meeting held on 21 March 2017 were confirmed as correct.

112. Capital Bidding Process 2017/18

The Cabinet Member for Finance, Growth and Investment presented a report on the new capital bidding process together with the detailed schemes recommended for inclusion in the 2017/18 Capital Programme.

A total of £40.482m of new schemes were proposed for the next five years, with £20.468m relating directly to 2017/18. The Cabinet Member commented that the Council had to be increasingly innovative in how it provided services to its residents in view of the Government's failure to provide sufficient funding and he referred to a number of the projects, including the Be First and Traded Services companies, frontline service delivery improvements, enforcement, parks infrastructure, the Youth Zone and highway and car park improvements.

The Cabinet Member for Enforcement and Community Safety particularly welcomed the investment in enforcement equipment and made reference to the pro-active work being undertaken to prosecute fly-tipping.

In response to an enquiry, officers undertook to provide Members with an update on the appraisal of the Borough's future flood prevention plans.

The Cabinet **resolved** to approve the new capital schemes for 2017/18 as detailed in section 3 and Appendix A to the report.

113. Customer Access Strategy

The Cabinet Member for Economic and Social Development presented the Council's Customer Access Strategy which set out a renewed approach to the implementation of high quality customer services.

The Cabinet Member advised that the key aims of the Strategy were:

- easier availability, access and delivery of services provided;
- utilisation of innovative technology for more efficient and cost-effective service delivery;
- improvements in how the Council engages with customers and obtains feedback;
- effective measurement of customer service levels and performance;
- a flexible approach to demand management that will support service delivery and income generation; and
- a targeted approach to ensure all customers get the right level of support.

Cabinet Members spoke in support of the plans to improve the service to local residents and welcomed the inclusive approach that would ensure that “no one is left behind” as the Council moved to a more digital platform.

The Cabinet **resolved** to approve the new Customer Access Strategy at Appendix 1 to the report.

114. Policy on the Discharge of the Homeless Duty with a Private Rented Sector Offer

Further to Minute 63 (15 November 2016), the Cabinet Member for Economic and Social Development introduced a report on the proposal for the Council to discharge of its housing duty to those presenting as homeless by way of a Private Rented Sector Offer (PRSO).

The Cabinet Member explained that private rent levels in London and surrounding areas and an increasing reluctance of private landlords to let properties to those in receipt of Housing Benefit had led to the Council having to review its own approach to accommodation for the homeless. The gap between the level of Local Housing Allowance and average rents was over £460 a month, which placed a significant extra burden on individuals and families. In order to reduce that burden, the intention was for the Council to source properties outside of the London area subject to any mitigating circumstances which would be considered on an individual basis.

The Cabinet Member confirmed that in order to support a smooth relocation, the Council would provide training to help residents maintain their new tenancy and supply a comprehensive directory of the resettlement area covering transport networks, health and educational services’ community facilities and employment and training opportunities.

Cabinet Members expressed their dismay at the Government’s neglect of the most vulnerable in the community and for forcing the Council to follow other London Boroughs in pursuing the PRSO route. It was, however, acknowledged that the package of measures that the Council would have in place to support those who relocated were very robust and reflected the Council’s ongoing commitment to its residents.

The Cabinet **resolved** to approve the policy framework for the discharge of the homeless duty with a private rented sector offer, as set out at Appendix 1 to the report.

115. Gambling Act 2005: Draft Statement of Gambling Licensing Policy 2017 - 2020 Consultation

The Cabinet Member for Enforcement and Community Safety presented the draft Statement of Gambling Licensing Policy for 2017-2020 which set out the principles by which the Council would discharge its responsibilities, as licensing authority, in relation to gaming and betting under the Gambling Act 2005.

The Cabinet Member advised that the updated policy reflected the Council's serious concerns at the impact that a further growth in provision may have on the most vulnerable and 'at risk' areas of the Borough. The draft policy set out the Council's position, therefore, that all areas deemed to be at high overall risk of gambling-related harm would be inappropriate for further gambling establishments and operators asked not to consider locating new premises or relocating existing premises within those areas. The draft policy also set out the considerations that the Council would have when determining applications for gambling premises licences and the types of controls the Council would expect to see in place at licensed gambling establishments.

Cabinet Members spoke in support of the enhancements in the draft policy and the Leader spoke of the Council's ambition to improve the retail offer in town centre / high street areas.

The Cabinet Member for Enforcement and Community Safety confirmed that the draft policy would be subject to a 12-week public consultation before being represented to the Cabinet and submitted to the Assembly for adoption.

The Cabinet **resolved** to:

- (i) Approve the draft Barking and Dagenham Statement of Gambling Licensing Policy for 2017-2020, as set out at Appendix A to the report, for public consultation; and
- (ii) Note that a further report would be presented to Cabinet on the outcome of the public consultation and seeking endorsement of the final Policy prior to its submission to the Assembly.

116. Contract for the Provision of Supported Accommodation for Older People

The Cabinet Member for Finance, Growth and Investment introduced a report on the renewal of the contract for the provision of supported accommodation for older people, the current contract for which was due to expire on 31 October 2017.

The Cabinet Member advised that alongside the procurement, a separate piece of work was being undertaken to ensure that the provision within the Borough was 'future-proofed' in terms of the projected increase in, and needs of, the older people's population

The Cabinet **resolved** to:

- (i) Agree that the Council proceeds with the procurement of a contract for the

provision of Extra Care Accommodation in accordance with the strategy set out in the report;

- (ii) Agree, subject to the outcome of a service user and carer consultation, to procuring the Extra Care provision at either:
 - (a) three of the existing schemes (Harp House, Darcy House and Fred Tibble Court), or
 - (b) at all four schemes (Harp House, Darcy House, Fred Tibble Court and Colin Pond Court),
- (iii) Delegate authority to the Strategic Director for Service Development and Integration, in consultation with the Strategic Director for Growth and Homes, the Cabinet Member for Social Care and Health Integration, the Chief Operating Officer and the Director of Law and Governance, to conduct the procurement and enter into the contract with the successful bidder(s) in accordance with the strategy set out in the report.

117. Debt Management Policy

The Cabinet Member for Finance, Growth and Investment reported on the outcome of a review of the Council's Debt Management Policy, first approved in October 2011.

The policy remained largely unchanged although greater emphasis was given to debt advice and prevention through early engagement and the advice services and support that would be available to individuals who were having difficulty in paying their bills. The Cabinet Member stressed that the Council would continue to take all available and necessary steps to recover outstanding debts, with particular emphasis given to those that chose not to pay.

The Cabinet **resolved** to approve the revised Debt Management Policy as set out at Appendix A to the report.

118. Home Services and Traded Services Full Business Cases

Further to Minute 21 (19 July 2016), the Cabinet Member for Finance, Growth and Investment presented a report on the development of full business cases in respect of Home Services, a Council wholly-owned company which would provide a repairs and maintenance service to the Council and local corporate / institutional landlords, and Traded Services, a Council wholly-owned company for the delivery of catering, cleaning and several other services to schools.

The Cabinet Member referred to some of the challenges and opportunities associated with Home Services and Traded Services and commented that, alongside the Be First and other innovative strands of the Ambition 2020 Programme, the Council was well placed to realise its vision as London's growth opportunity.

The Leader concurred with the view that the workforce was the Council's greatest asset and he was confident that the services would flourish under the new arrangements.

The Cabinet **resolved** to:

- (i) Approve the Home Services Full Business Case at Appendix A to the report;
- (ii) Approve the Traded Services Full Business Case at Appendix B to the report;
- (iii) Agree the establishment of a new wholly-owned Council Company, in accordance with the proposals set out in the report, to manage both Home Services and Traded Services;
- (iv) Delegate authority to the Chief Operating Officer, in consultation with the Cabinet Member for Finance, Investment and Growth and the Director of Law and Governance, to implement all steps leading to the establishment of the new company in line with the proposals;
- (v) Delegate authority to the Director of Law and Governance to execute all the legal agreements, contracts and any other documents on behalf of the Council to implement the setting up of the new company; and
- (vi) Delegate authority to the Chief Executive, in consultation with the Leader of the Council, to nominate the individuals to be appointed to the Shareholder Executive Board of the new company.

119. Redevelopment of Former Garage Site at Burford Close, 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 to avoid any further delay in the signing of contracts with the developer.)

The Cabinet Member for Finance, Growth and Investment presented a report on the inclusion of the former garage site at Burford Close, Dagenham, in the Council's programme of developing vacant or under-used land for new Council housing and arrangements relating to the procurement of a design and build contractor.

By Minute 122 (19 April 2016), the Cabinet had agreed to bring forward 14 new infill sites for residential development. The Burford Close site should have been included in the listing at that time but was overlooked, although the Cabinet Member confirmed that the appropriate funding for the project had subsequently been approved by the Cabinet.

The Cabinet **resolved** to:

- (i) Agree that the Burford Close garage site be included within the list of infill sites for redevelopment;
- (ii) Agree that the site be developed as housing for older people and wheelchair users;

- (iii) Give retrospective approval to the procurement of a contract for the design and build of the development via the Council's New Build Housing Framework;
- (iv) Note the appointment of Jerram Falkus Construction Limited as the main contractor; and
- (v) Authorise the Strategic Director of Growth and Homes, in consultation with the Director of Law and Governance, to enter into the contract and all other necessary or ancillary agreements with Jerram Falkus and/or other related parties.

120. Appointment of Architects for Gascoigne West Regeneration Project

(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 to avoid any further delay in the signing of contracts with the contractor.)

The Cabinet Member for Economic and Social Development presented a report on the procurement of architect services for the Gascoigne West regeneration project.

By Minutes 84 (27 January 2015) and 26 (21 July 2015), the Cabinet had approved a range of proposals to progress the regeneration project, including the entering into of funding agreements with the Greater London Authority. Officers had subsequently carried out a procurement for architect services in accordance with the Public Contracts Regulations 2015, although it later became apparent that the necessary approval for the procurement under the Council's Contract Rules had been omitted in error from the previous Cabinet reports.

The Cabinet **resolved** to:

- (i) Grant retrospective approval to the procurement of a contract for architect services for the Gascoigne West project via the Council's Professional Services Framework;
- (ii) Agree to the appointment of Frasier Brown McKenna for design work for the Gascoigne West project; and
- (iii) Authorise the Strategic Director of Growth and Homes, in consultation with the Director of Law and Governance, to enter into the contract and all other necessary or ancillary agreements with Fraser Brown McKenna.