

THE EXECUTIVE

Tuesday, 24 April 2007

**Agenda Item 9a Barking Riverside Local Housing Company:
Securing Partnership Status with the Housing
Corporation (Pages 1 - 3)**

Contact Officer: Amanda Thompson
Telephone: 020 8227 3103
Fax: 020 8227 2171
Minicom: 020 8227 2685
E-mail: amanda.thompson@lbbd.gov.uk

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REPORT OF THE CORPORATE DIRECTOR OF REGENERATION

This report is submitted under Agenda Item 9. The Chair will be asked to decide if it can be considered at the meeting under the provisions of Section 100B(4)(b) of the Local Government Act 1972 as a matter of urgency, so as to avoid delay in the submission of a bid to the Housing Corporation by 17 May 2007.

Title: Barking Riverside Local Housing Company: Securing Partnership Status with the Housing Corporation	For Decision
<p>Summary: On the 20 February 2007 the Executive agreed to progress plans to establish a Local Housing Company for the provision and management of affordable homes on Barking Riverside and for the estate renewal of the eastern end of Thames View Estate. (Executive Minute 151, 20 Feb 2007 refers).</p> <p>Work has started on a competition process for a development partner to assist the Council in establishing the Barking Riverside / English Partnerships Local Housing Company. The Council would hope to appoint the partner during the summer.</p> <p>The Housing Corporation has very recently announced that it is to extend its current schedule of development partners who will then be eligible for direct grant for the provision of new affordable homes. This will include Registered Social Landlords, private developers and potentially new asset backed delivery vehicles, such as the Council's proposed Barking Riverside Local Housing Company.</p> <p>The timetable for making written submission to the Housing Corporation for Partnership Status is very tight. This document needs to be with the Housing Corporation by 17 May 2007.</p> <p>Whilst this timetable presents difficulties, it is considered that securing partnership status for the Barking Riverside Local Housing Company would be of great benefit to the Council and community in terms of providing affordable homes by way of securing grant or direct equity investment from the Housing Corporation that would not be available to the Council alone.</p> <p>Wards Affected: Thames</p>	
<p>Implications: Financial:</p> <p>The costs of working up the bid for partnership status will be contained within existing Regeneration Department budgets.</p> <p>Legal:</p> <p>The legal implications of establishing a LHC will be reported to the Executive when the full Option appraisal has been completed.</p>	

Risk Management:

A full risk management appraisal will be undertaken as part of the detailed project feasibility and due diligence process.

Social Inclusion and Diversity:

The Race Relations (Amendment) Act 2000 places a requirement on local authorities to make an assessment of the impact of new and revised policies in terms of race equality. Existing policies have already been subjected to impact assessments. This Authority has adopted an approach of extending the impact to cover gender, disability, sexuality, faith, age and community cohesion.

A Policy Proofing process has been introduced to assess such impacts and the outcome insofar as this report is concerned is that the proposed delivery vehicle would have a beneficial impact on diversity.

Crime and Disorder:

Section 17 of the Crime and Disorder Act 1998 places a responsibility on local authorities to consider the crime and disorder implications of any proposals. In relation to this report there are no implications.

Options Appraisal:

As mentioned in 20 February 2007 a full option appraisal will be carried out as part of the detailed project appraisal process and a further report will be presented to the Executive in accordance with Minute 151.

Recommendation(s)

The Executive is recommended to agree that a submission is made to the Housing Corporation for Partnership Status for the Barking Riverside Local Housing Company.

Reason(s)

To assist the Council achieve its Community Priority of Improving Health, Housing and Social Care.

Contact Officer:

Ken Jones

Title:

Head of Housing
Strategy

Contact Details:

Tel: 020 8227 5703
Fax: 020 8227 3231
Minicom: 020 8227 3034
E-mail: ken.jones@lbdd.gov.uk

Consultees

The following were consulted in the preparation of this report:

Internal

Councillors

Councillor Kallar, Regeneration Portfolio
Councillor Smith, Deputy Leader's Portfolio
Thames Ward: Councillors Barns, Poulton and Rawlinson

Adult and Community Services Department

Philip Baldwin, Group Manager Community and Development

Customer Services Department

Anthony Wiggin, Group Manager Decent Homes

Resources Department

Bill Murphy, Corporate Director of Resources
Alex Anderson, Group Manager – Regeneration and Customer Services Finance
Robin Hanton, Group Manager - Corporate Law and Deputy Monitoring Officer

Regeneration Department

Jeremy Grint, Head of Spatial Regeneration
Ken Baikie, Group Manager – Area Regeneration

External

English Partnership (to become Communities England)
Barking Riverside Ltd

Background Papers Used in the Preparation of the Report:

- LBB Development Control Board 15 November 2006 Re: Report on Land at Barking Riverside, Barking Reach.
- Executive Minute 151, 20 February 2007. Re: Establishment of Local Housing Company: Barking Riverside.

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