

MINUTES OF CABINET

Tuesday, 19 April 2022
(7:00 - 7:33 pm)

Present: Cllr Darren Rodwell (Chair), Cllr Saima Ashraf (Deputy Chair), Cllr Dominic Twomey (Deputy Chair), Cllr Cameron Geddes, Cllr Syed Ghani, Cllr Elizabeth Kangethe, Cllr Margaret Mullane and Cllr Maureen Worby

Apologies: Cllr Sade Bright and Cllr Evelyn Carpenter

101. Declaration of Members' Interests

There were no declarations of interest.

102. Minutes (22 March 2022)

The minutes of the meeting held on 22 March 2022 were confirmed as correct.

103. Investment and Acquisition Strategy Update

The Cabinet Member for Finance, Performance and Core Services presented a report which provided an update on the Council's Investment and Acquisition Strategy (IAS).

The Cabinet Member stressed that growth, innovation and transformation continued to be key to the future sustainability of the Borough and the delivery of the Council's Medium Term Financial Strategy. The IAS was a fundamental part of that vision and despite the challenges that were being faced locally, nationally and globally, he was confident that the governance arrangements that underpinned the IAS would ensure that the Council was in a relatively strong position to deliver its aim of achieving an annual net income of circa £7m through the IAS.

Cabinet **resolved** to:

- (i) Approve the updated Investment and Acquisition Strategy 2022-27 at Appendix A to the report;
- (ii) Agree the removal of the Lease and Lease back asset class from the IAS and the removal of external, inflation linked financing arrangements for IAS schemes, as outlined in section 1.15 of this report;
- (iii) Note that the IAS forecast for 2022/23 was a surplus of £6.17m, which was £0.76m below its target of £6.92m;
- (iv) Note that the IAS forecast for 2022/23 to 2026/27 was £30.38m, which was £4.23m below its target of £34.61m;
- (v) Note the governance and controls in place to manage the IAS;

- (vi) Note that gross and net developments costs increased by £100m between Gateway 2 and Gateway 4 and the impact on the IAS viability;
- (vii) Note the amendments that have been made to the IAS assumptions as outlined in paragraphs 3.2 - 3.6 of the report, and their implications;
- (viii) Note the requirement for commercial loans and commercial income to support the IAS, especially over the short-term; and
- (ix) Note the impact of leverage on the IAS, as outlined in section 7 of the report.

104. Aids and Adaptations Policy 2022 - 2027

The Cabinet Member and Champion for Disabled People introduced a report on a new, five-year Aids and Adaptations Policy that would enable more residents with disabilities to stay in their own home and improve their health and wellbeing.

The Cabinet Member explained that new policy set out how private homeowners and tenants with disabilities would be supported by the Council, via Disabled Facilities Grant, to live as independently as possible through the use of aids and adaptations. The policy also meant that additional assistance could be given to more residents through six new discretionary grants and four social care projects, which were detailed in the report.

Cabinet **resolved** to:

- (i) Approve the Aids and Adaptations Policy 2022-27 as set out at Appendix A to the report;
- (ii) Agree the proposed additional project uses for the Disabled Facilities Grant (DFG) Capital Allocation as set out in paragraphs 2.9 - 2.16 of the report; and
- (iii) Delegate authority to the Strategic Director, Children and Adults, and Commissioning Director, Care and Support, in consultation with the Cabinet Member and Champion for Disabled People, to revise, prioritise and/or withdraw discretionary assistance in line with the Aids and Adaptations Policy as appropriate, considering the Council's available resources and annual funding allocations.

105. Contract for Refurbishment of Leys Park Pavilion for Box Up Crime Project

The Cabinet Member for Community Leadership and Engagement introduced a report on proposals relating to the refurbishment and conversion of the Leys Park Pavilion, Ballards Road, Dagenham, for use by the Box Up Crime project.

The Cabinet Member explained that the Cabinet had previously agreed to allocate Community Infrastructure Levy (CIL) funding to support the project. Due to the poor condition of the building and an extensive backlog of maintenance, further funding had been identified from the Council's Corporate Asset Management budget to fully fund the works, which were estimated at £560,000. It was also

noted that, following discussions with representatives of Box Up Crime, it had been agreed that the Council would lead on the delivery of the building works, including the commissioning of contractors.

Cabinet **resolved** to:

- (i) Agree the procurement of a building works contractor for the refurbishment and conversation of Leys Park Pavilion, Dagenham in accordance with the strategy set out in the report; and
- (ii) Authorise the Strategic Director, Inclusive Growth, in consultation with the Cabinet Member for Regeneration and Economic Development and the Strategic Director, Law and Governance, to conduct the procurement and award and enter into the contract(s) and all other necessary or ancillary agreements with the successful bidder(s).

106. Procurement of Electrical Testing Services

The Cabinet Member for Community Leadership and Engagement introduced a report on proposals for the procurement of a maximum five-year contract via an ESPO Framework Agreement to provide electrical testing services across all of the Council's domestic dwellings and communal areas.

Cabinet **resolved** to:

- (i) Agree that the Council proceeds with the procurement to source suitably qualified contractors through a mini-competition exercise via the ESPO Framework Agreement Ref: 306_19; Lot 2 - Fixed Installation Testing (FIT) to provide electrical testing services, in accordance with the strategy set out in the report; and
- (ii) Authorise the Strategic Director, My Place, in consultation with the Strategic Director, Law and Governance, to conduct the procurement and award and enter into the contract(s) and all other necessary or ancillary agreements with the successful bidder(s), in accordance with the strategy set out in the report.

107. Procurement of CCTV Upgrade and Maintenance Services

The Cabinet Member for Enforcement and Community Safety presented a report on proposals for the procurement of a maximum six-year contract via the Public Contracts Regulations 2015 'open' procedure for the provision of CCTV-related services.

The Cabinet Member advised that the new contract would continue to provide a 24-hour CCTV monitoring service via the latest technology and would complement a number of other Council initiatives aimed at improving public safety and reducing crime in the Borough.

Cabinet **resolved** to:

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

supplier for CCTV upgrade, equipment procurement and maintenance services in accordance with the strategy set out in the report; and

- (ii) Authorise the Operational Director, Enforcement and Community Safety, in consultation with the Cabinet Member for Enforcement Community Safety and the Strategic Director, Law and Governance, to conduct the procurement and award and enter into the contract and all other necessary or ancillary agreements with the successful bidder, in accordance with the strategy set out in the report.

108. Councillor Evelyn Carpenter

The Chair placed on record the Cabinet's appreciation to Councillor Evelyn Carpenter, Cabinet Member for Educational Attainment and School Improvement, who would be standing down from the Council at the May Local Elections after 16 years' service.

The Chair referred to the significant improvements within the Borough's schools since Councillor Carpenter assumed responsibility for the education portfolio in 2014 and her commitment to improving standards and opportunities for all, with particular mention made to the Adult College which Councillor Carpenter was such a strong advocate for.

Cabinet colleagues also paid their own personal tributes to Councillor Carpenter, referring to her dedication, integrity, attention to detail and tireless commitment to improving the lives of everyone who lived, worked and were educated in the Borough, particularly those in Becontree ward who she had represented since joining the Council. Cabinet colleagues also welcomed, with some trepidation, Councillor Carpenter's continued interest in the work of the Council, and the Cabinet in particular, after she had stepped down.

The Chair advised that, unfortunately, Councillor Carpenter was not feeling well enough to attend tonight's meeting and he asked all those present to join him in a minute's applause in recognition of her outstanding contribution.

109. Private Business

Cabinet **resolved** 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 paragraphs 3 and 5 of Part 1, Schedule 12A to the Local Government Act 1972 (as amended).

110. Disposal of Former Muller Dairy Site - Update

Further to Minute 79 (18 January 2022), the Cabinet Member for Finance, Performance and Core Services introduced a report on revised arrangements regarding the proposed sale of the former Muller dairy site, Selinas Lane, Chadwell Heath.

Cabinet **resolved** to:

- (i) Agree that the Council, in its capacity as the Shareholder of Be First

Developments (Muller) Limited, approves the disposal of the site, shown edged red in Appendix 1 to the report, to the new preferred bidder in accordance with the terms set out in Appendix 4 to the report;

- (ii) Authorise the Director of Finance and Investments, on behalf of the Council as shareholder and in consultation with the Strategic Director, Law and Governance, to instruct Be First Developments (Muller) Limited to enter into all necessary documents to finalise the transaction in accordance with the Heads of Terms at Appendix 4 to the report, for the disposal to the new preferred bidder and to successfully conclude the bidding and sale exercise; and
- (iii) Approve the repayment of the loan from Be First Developments (Muller) Limited and entry by the Council into all necessary documents to effect the repayment and release of associated security.