

London Borough of Barking and Dagenham

Notice of Meeting

THE EXECUTIVE

Tuesday, 15 June 2004 - Civic Centre, Dagenham, 7:00 pm

Members: Councillor C J Fairbrass (Chair); Councillor C Geddes (Deputy Chair); Councillor J L Alexander, Councillor G J Bramley, Councillor H J Collins, Councillor S Kallar, Councillor M A McCarthy, Councillor M E McKenzie, Councillor L A Smith and Councillor T G W Wade

Declaration of Members Interest: In accordance with Article 1, Paragraph 12 of the Constitution, Members are asked to declare any direct/indirect financial or other interest they may have in any matter which is to be considered at this meeting

4.06.04

Graham Farrant
Chief Executive

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AGENDA

- 1. Apologies for Absence**
- 2. Minutes - To confirm as correct the minutes of the meeting held on 1 June 2004 (Circulated separately)**

Business Items

Public Item 3 and Private Item 9 are business items. The Chair will move that these be agreed without discussion, unless any Member asks to raise a specific point.

Any discussion of a Private Business Item will take place after the exclusion of the public and press.

- 3. Eastbury Manor House and Valance House Museum Site (Pages 1 - 4)**

Discussion Items

- 4. Land Disposal Sites - St Ann's Development - Naming of Affordable Blocks (Pages 5 - 6)**

5. **Any other public items which the Chair decides are urgent**
6. **To consider whether it would be appropriate to pass a resolution to exclude the public and press from the remainder of the meeting due to the nature of the business to be transacted.**

Private Business

The public and press have a legal right to attend Council meetings such as the Executive, except where business is confidential or certain other sensitive information is to be discussed. The list below shows why items are in the private part of the agenda, with reference to the relevant legislation (the relevant paragraph of Part 1 of Schedule 12A of the Local Government Act 1972).

Discussion Items

7. **University of East London: Restrictive Covenant - Progress of Court Proceedings (Pages 7 - 11)**

Concerns Legal Proceedings paragraph 12

8. **Benefits Fraud Inspectorate Site Inspection - Final Report (to follow)**

Concerns a Criminal Matter (paragraph 14)

Business Items

9. **Eastbrook Secondary School - Extension to the City Learning Centre (Pages 13 - 15)**

Concerns a Contractual Matter (Paragraphs 7 and 9)

10. **Any other confidential or exempt items which the Chair decides are urgent**

THE EXECUTIVE**15 JUNE 2004****REPORT OF THE DIRECTOR OF EDUCATION, ARTS AND LIBRARIES**

EASTBURY MANOR HOUSE AND VALENCE HOUSE MUSEUM SITE	FOR DECISION	
<i>This report seeks permission from the Executive to use an element of capital funding to cover additional work required by the Heritage Lottery Fund.</i>		
<u>Summary</u>		
This report updates Members on progress with the preparation for Heritage Lottery Fund (HLF) bids for Eastbury Manor House and the Valence House site. It requests permission from the Executive to proceed with the delivery of background research for business planning purposes.		
<u>Wards Affected:</u> Valence and Eastbury		
<u>Recommendation</u>		
The Executive is asked to allow officers to proceed with the commissioning of external consultants to work with Council Officers to produce the necessary background business research information to enable a bid to the HLF for Project Planning funds for the Valence site and a subsequent Heritage Lottery Grant.		
<u>Reasons</u>		
To provide the detailed information needed to ensure the specified project is the right approach to the delivery of services on the Valence site and to secure up to £2 million pounds in funding from the Heritage Lottery Fund.		
Contact Officer: Jane Hargreaves	Head of Literacy and Cultural Services	Tel: 020 8270 4818 Fax: 020 8270 4860 Email: jane.hargreaves@lbbd.gov.uk
Kirstie Briody	Head of Heritage Services	Tel: 020 8270 6769 Fax: 020 8270 6768 Email: kirstie.briody@lbbd.gov.uk

1. Background

1.1 A previous report to The Executive of 21st October 2003 asked permission for officers to take forward two bids to the Heritage Lottery Fund to:

1. support the re-development of the Valence House site to create a vibrant local history centre, museum and archive, and;

2. support the Stage III renovation and interpretation works to Eastbury Manor House and gardens.

1.2 The Stage III works at Eastbury would include the following elements:

- a) restoration and refurbishment of the central and eastern ranges of the house, including Old Hall, Garden Vestibule, Winter Parlour, Summer Parlour, Painted Chamber, Long Gallery, Central Attic and East Attic;
- b) external works, including northern elevations of central and eastern ranges at all levels, eastern elevation at all level and courtyard elevations;
- c) garden works, including North garden, North field, South garden, Walled garden;
- d) interpretation of the history of the house through a series of innovative and interactive exhibitions;
- e) other works to include the extension to heating system to remainder of house, the strengthening of west stairs (if required), the strengthening of attic floors (if required), the sound proofing of attic floors, the updating of lightning conductors, the installation of ground floor toilet facilities and the enclosure of the metal fire escape stair.

1.3 The Lottery have now awarded a Project Planning Grant of £34,300 to support the planning of this project and the commissioning of an updated Conservation Plan, an Audience Development Plan and an Access Plan. In relation to the Valence Redevelopment, this project aims to incorporate the following elements:

- a) redevelopment of the permanent galleries at Valence Museum to display hitherto unseen museum objects and to instigate a programme of contemporary collecting for local people;
- b) the repositioning, or in some cases new development, of several facilities including the Local Studies Library, conservation room, education room to a new building to ensure the facilities suit the purposes they have. A vital element of this is the creation of a specialist archive store room which meets the government regulations for archive repositories to ensure that the Borough's historic records can be safeguarded for years to come;
- c) the creation of a modern link building between the old and new facilities, which incorporates an orientation space with shop and café facilities.

2. Main Body of the Report

2.1 Council Officers have been meeting regularly with Grants Officers at the Heritage Lottery during the development of the Project Planning Bid. The following points have been raised:

- the heritage resources currently managed by LBBDD Heritage Services are of strong local significance and, in some cases, of national importance;

- these resources are in need of conservation and appropriate redevelopment if they are to fulfil their heritage potential as well as their potential for public access and enjoyment;
- taken together the Valence Re-development represents a challenging and complex project requiring significant capital expenditure;
- it is essential that the Council has all the evidence, and has undertaken the breadth of consultation, necessary to ensure that the development of Valence House represents best value for money, meets the needs of Borough residents and other users, and maximises the heritage merit of the site and collections.

2.2 In light of the above, the Heritage Lottery has asked the Council to withdraw the Project Planning Bid, carry out further work and then re-submit the bid. They have asked the Council to work with external specialist consultants to establish a detailed business case for the Valence Re-development as specified. This work should include:

- up-to-date market research on users across all the heritage functions carried out on site;
- a non-user survey to establish existing and potential audiences for heritage services in general;
- a review of this information in the context of current and proposed demographic change, transport infrastructure analysis and the Borough's regeneration strategy;
- exploration of potential partnerships within or without the Borough;
- a space assessment in terms of the current and potential size and nature of the museum, archive and local studies libraries collections, and the implications of ICT for access to those collections;
- an assessment of the resources – staffing and revenue - necessary to deliver a user-responsive service.

This work is required to demonstrate that the project is viable. Once completed, these research documents will be used by Council Officers in the development of a detailed Business Plan for the Valence site to be submitted to the HLF as the backbone of a bid for Project Planning funds and the Heritage Grant itself. This work will cost in the region of £30K, subject to satisfactory quotations.

3. Consultations/financial and other implications

3.1 Consultation

Throughout the Valence Re-development plans Project Officers have had input and provisional agreement from Steering groups containing ward members, representatives from English Heritage and the Friends of Valence House. The research work specified above will involve extensive public consultation of existing users of heritage in the Borough and non-users. This report has been approved by DEAL Finance.

3.2 Financial implications

There is £500,000 capital receipts funding in the capital programme for the Valence project. The project has been approved by the Capital Appraisal system. A successful bid to the HLF will draw in matched funding in the region of £2 million pounds. This leaves a shortfall of around £3.5 million from original estimates.

Regeneration and DEAL officers are working together to explore alternative sources of funding for the shortfall, or the implications of a reduced bid.

It is proposed that an element of the funds set aside for this project in the current financial year is dedicated to delivering the research and business planning information specified above. Procurement for this would be in line with Council Standing Orders and HLF requirements.

4. Conclusion

4.1 The priority is to ensure that the Council has the necessary business planning information to support a successful Project Planning Grant application and subsequent Heritage Grant.

5. Consultation

5.1 This report has been approved by DEAL Finance.

Public background papers used in preparation of the report

- Valence House Conservation Plan
- HLF External Consultant Report

THE EXECUTIVE**15 JUNE 2004****REPORT OF THE DIRECTOR OF HOUSING AND HEALTH**

LAND DISPOSAL SITES: ST ANNS DEVELOPMENT - NAMING OF AFFORDABLE BLOCKS	FOR DECISION	
<p><i>This report asks the Executive to approve names for 3 blocks of rented flats on the new St Ann's development. The authority for naming new buildings is reserved to the Executive.</i></p> <p><u>Summary</u></p> <p>This report provides background to the new housing development currently underway at St Ann's, Barking. It is a mixed tenure development providing 125 units, 36 rented units, 20 community bonus units, 37 units for sale and 32 shared ownership units. The Council is working in partnership with Southern Housing and Countryside Properties to provide more affordable housing and the first units to be made available to the Council to take applicants from the Housing and Transfer waiting lists will be available in June. The residents currently living at St Ann's have been heavily involved in helping to develop the design of the scheme.</p> <p><u>Recommendation</u></p> <p>The Executive is asked to agree names for the 3 blocks as set out in paragraph 1.3 and give consideration to names suggested by local residents as set out in paragraph 1.2.</p> <p><u>Reason</u></p> <p>The new development is helping to provide a range of new homes on a mixed tenure site and will help to meet local housing need while at the same time is part of the overall regeneration of Barking Town Centre. The naming of the blocks allows for the first affordable units to be commissioned.</p>		
<p>Contact: Nick Holland</p>	<p>Housing Strategy Officer</p>	<p>Tel: 020 8227 5765 Fax: 020 8227 5799 E-mail: nick.holland@lbbd.gov.uk</p>

1. Background

- 1.1 The St Ann's development replaces Ardleigh, Curfew and Gateway houses, which were demolished in 1998 and will be providing 125 units, 20 community bonus units, 37 units for sale, 32 shared ownership units and 36 of the units will be rented. The development will act as a gateway to Barking town centre and will be still known as St Ann's it will also set the standards for further schemes in the town centre. St Ann's has a strong and active Tenants and Residents association, which has been involved in regular consultation on major aspects concerning the development including the choice of RSL development partner and developer.

1.2 The residents of St Ann's are still keen to play an active role in the ongoing development and to encourage new residents to become part of the strong community. As a result and in the continuing spirit of consultation and involvement the residents have put forward some suggestions for block names which they hope can be given some consideration, these are:

- Partnership House
- Quayside
- Abbeyfield
- Abbeyquays
- Eleanor Retreat

1.3 Currently the blocks are identified as building A comprising 9 flats, building G comprising 12 flats and building I comprising 15 flats.

2. Consultation

2.1 Consultation has continued through the local tenants and residents association for St Ann's who have included block name suggestions from their membership.

2.2 The following Local Ward Councillors have been involved in the development and consultation process:

Cllr Kay Flint
Cllr Milton McKenzie
Cllr Val Rush

Background Papers used in the preparation of this report:

No background papers were used in the preparation of this report.

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