ROYAL BOROUGH OF GREENWICH

CABINET

WEDNESDAY, 10 JULY 2019 AT 6.30 PM

MINUTES

PRESENT:

Members:
Councillors Danny Thorpe (Chair), David Gardner (Vice-Chair), Christine Grice, Denise Hyland, Chris Kirby, Averil Lekau, Denise Scott-McDonald, Jackie Smith and Miranda Williams

Under Standing Orders
Councillor John Fahy (Chair of Corporate Finance and Performance Scrutiny Panel)

Officers
Chief Executive, Director of Legal Services, Director of Finance, Director of Communities and Environment, Director of Regeneration, Enterprise and Skills, Deputy Director, Communities & Environment and Managing Director of GSP Ltd and GSS Ltd, Assistant Director of Housing Services, Early Help Strategic Lead, Senior Assistant Director Health and Adult Services and Corporate Governance Officer

Item
No.

1  Apologies for Absence

There were no apologies for absence received for this meeting.

2  Urgent Business

There were no items of urgent business.
3 Declarations of Interest

Resolved -

That the list of Councillors’ Membership, as Council appointed representatives, on outside bodies, joint committees and School Governing bodies be noted.

4 Minutes

Resolved -

That the Minutes of the meeting of the Cabinet held on 12 June 2019 be agreed and signed as a true and accurate record.

5 Extension of the Housing Temporary Accommodation programme

The report was presented by the Assistant Director of Housing Services.

Cabinet

Resolved -

That the proposal in 4.10 for a one year pilot scheme to purchase properties out of the borough for the provision of Temporary Accommodation be agreed.

That it be agreed to delegate to the Director of Housing and Safer Communities and Director of Regeneration Enterprise and Skills, the decision to select geographical locations for individual purchases to take place within 30 minutes travel time of Royal Borough of Greenwich (as defined in 4.11).

That it be noted that the Director of Housing and Safer Communities will progress the recommended actions in 4.2 – 4.9 of this report.

That it be noted that a future report to Cabinet will review the Housing Allocation Policy to ensure it is compliant with the Homelessness Reduction Act and that this future report will be accompanied by a full Equalities Impact Assessment on any changes to the Allocation Policy.
6 Expenditure of Right to Buy Receipts

The report was presented by the Director Regeneration, Enterprise and Skills.

Cabinet

Resolved –

That it be agreed to approve a Right to Buy (RTB) investment programme, up to a gross value of £64.28m, that will support the delivery of new affordable housing in the borough, make a positive impact on the Council’s homelessness pressure and minimise the risk of unspent RTB monies being repaid to the Ministry of Housing, Communities and Local Government (MHCLG). Specifically, Cabinet is requested to:

Agree to a property acquisition programme to provide temporary accommodation, up to a maximum gross value of £64.28m, funded from RTB receipts (£19.28m) and General Fund borrowing (£45.0m).

To agree to delegate to the Director of Regeneration, Enterprise and Skills authority to acquire properties under this programme.

Agree to a budget of £2,550,000 to undertake any associated repair and renewal costs following a property acquisition to bring the property up to a lettable standard in accordance with the Scheme of Delegation and led by the Director of Housing and Safer Communities.

7 Woolwich Estates Instruction to Demolish Morris Walk Estate

The report was presented by the Director Regeneration, Enterprise and Skills.

The Cabinet was addressed by Councillor John Fahy who was speaking on behalf of his constituents at the Woolwich Riverside ward. Councillor Fahy welcomed the decision however expressed concern at the anticipated demolition costs. He referred to the original decision report in 2012 which implied a 12 year term for the completion of the Woolwich Estates Regeneration Project.

Councillor John Fahy shared further concerns around the pressure on Council Staff and the Housing waiting list as a result of the decanted
properties. He suggested that the Council should instruct the developer to begin building as soon as possible.

In addressing the meeting, Councillor Chris Kirby the Cabinet Member for Housing confirmed that the build date in the 2012 report would not be met however, there were ongoing negotiations to bring the expected date forward. He advised that he was unable to provide a running commentary on the negotiations however, the Council was committed to ensuring a seamless transition for residents. He added the issue of developers land banking needed to be tackled by central government.

In response to questions, Councillor Chris Kirby the Cabinet Member for Housing confirmed that the developers parent company would step in if they were facing financial problems. He advised that work was underway in communicating with local residents to mitigate any issues regarding the demolition and future build.

In addressing the meeting, Councillor Danny Thorpe the Leader of the Council detailed the historic decisions explaining that the estate had been exempted from the Decent Homes Programme yet residents were still living in inadequate homes. He added the aim was to provide new affordable housing with decent standards.

Cabinet

**Resolved -**

That it be agreed that the Council instructs Lovell to commence demolition of Morris Walk North and South, ahead of obtaining full planning permission and the other project conditions being met, as prescribed within section 16.1 of the Development Agreement (DA).

That it be noted that agreement to instruct Lovell will require the Council to underwrite demolition costs at an anticipated value of £14,345,733.54.
The Woolwich Estates Enhanced Leaseholder Offer and Reaffirmation of Application of Compulsory Purchase Order

The report was presented by the Director Regeneration, Enterprise and Skills.

Cabinet

Resolved –

That it be agreed to re-confirm the decision to make the Compulsory Purchase Order (now referred to as CPO) for the acquisition of land and interests within the areas edged red, being the Morris Walk and Maryon Grove / Road Estates (Appendix 1).

That it be agreed to approve the enhanced Leaseholder Offer, as set out in the body of the report and appendix 6.

That it be agreed to delegate to the Director of Regeneration, Enterprise and Skills authority to negotiate, agree terms and enter into agreements with interested parties affected by the CPO.

That it be agreed to treat the information in Appendix 2, 3, and 5 as exempt under the provisions of the Local Government Act 1972, Schedule 12A, paragraph 3, “information relating to the financial or business affairs of any particular person (including the authority holding that information)”.

That it be agreed that the exempt information, presented in this report is not subsequently released to the press or public.

Treasury Management Outturn 2018/19

The report was presented by the Director of Finance.

Cabinet

Resolved -

That the Treasury Management Outturn Report for 2018/19 be noted and referred to full Council.
10 Third Sector Commissioning Framework 2019/2023 – review of initial outcomes

The report was presented by the Director of Communities and Environment.

Cabinet

Resolved –
That the outcomes of a survey reviewing the initial feedback from third sector organisations following the completion of the first phase of the Third Sector Commissioning Framework 2019-2023 be considered and the subsequent recommendations be agreed.

That the distribution of funding award by size of applicant organisation be noted and any recommendations be incorporated into future funding rounds.

That the outcome of a further review of Equalities information (Appendix 1) collected as a result of the application process which complements the third stage Equalities Impact Assessment provided at Appendix 5 of the January 2019 Cabinet report be noted.

That it be noted that the Service Delivery Plan phase has now been completed the Council is able to publish a list of successful grant awardees at Appendix 2.

That it be noted that the grant management software was well received by applicants and that further work is needed to deliver the internal audit report recommendation of drawing together other grant application processes into one database.

The meeting closed at 6.47 pm

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Chair