

30 November 2015		ITEM: 5
Housing Overview and Scrutiny Committee		
Call-in to Cabinet Decision 01104415 – Housing Estate Regeneration		
Wards and communities affected: All	Key Decision: Key	
Report of: Fiona Taylor, Head of Legal & Democratic Services		
Accountable Head of Service: Kathryn Adedeji, Head of Housing, Investment and Development		
Accountable Director: Lyn Carpenter, Chief Executive		
This report is Public		

Executive Summary

This report outlines the call-in made to the above Cabinet decision, highlighting the reasons why the call-in was made and the alternative proposals being put forward.

This report offers advice to the committee on how to manage the call-in through the committee process and should be used as a summary document to help understand the overview of this particular call-in.

1. Recommendation(s)

That Committee can either:

- 1.1 If it is concerned about the original decision in light of the call-in, refer recommendation 1.1, 1.2, 1.3 and 1.4 (Decision: 01104415, Housing Estate Regeneration) to Cabinet for reconsideration, setting out in writing the nature of its concerns.**
- 1.2 Reject the call-in stating the reasons why.**

2. Introduction and Background

- 2.1 On Wednesday 14 October 2014, Councillors Ojetola, Coxshall and Halden called in the recommendations of the Cabinet report 'Housing Estate Regeneration' (decision 01104415), in their capacity as three non-executive Members.**

- 2.2 For information, details of recommendations that have been called in are provided below:

Recommendation 1.1

Cabinet not to award decant status to three Grays high rises – Butler, Davall and Greenwood House, but instead to note that continued consultation should take place with residents to include detailed design on alternative home provision to ensure residents are given a clear unambiguous set of choices.

Recommendation 1.2

Cabinet to agree that officers consider feedback from this consultation as part of the development of the emerging master plan for Grays Town Centre.

Recommendation 1.3

Cabinet to note that the Council's new build development on Seabrooke Rise will be allocated in accordance to the Council's existing Lettings Policy and existing residents of the Seabrooke Rise high rise towers will not benefit from enhanced priority status at the current time, therefore Council explores a local lettings plan as a matter of urgency.

Recommendation 1.4

Cabinet to note that the Council is currently reviewing the proposed Housing Development Plan and Estate Regeneration Programme in the light of the Government's imposed reductions in rent. The Council are assessing the implications and options available to ensure that the financial parameters of the HRA are met, whilst retaining an affordable and deliverable programme of housing investment and new build development.

- 2.3 The reason for making the call in (in accordance with Chapter 4, Part 3, Rule 10.4 (f) of the Constitution) has been cited as a failure of the decision maker to take the decision.

- 2.4 The alternative proposal stated on the call in form is:

The flats are not sustainable and do not represent 21st Century Britain, a clear strategy needs to be in place that sets out the flats can be brought up to decent homes standard or if they cannot a viable alternative option, such as demolition. No clear aims/strategy or plan for implementation is currently in place to provide better homes, which should also include the investigation that the flats need to be brought down to provide much better homes for Thurrock residents.

3. Issues, Options and Analysis of Options

3.1 When considering the call-in, the Committee is recommended to adhere to the following schedule:

- The person who made the call-in to briefly introduce the reasons for the call-in and their alternative proposal(s). (5 Minutes)
- The portfolio holder and officers to respond to the call-in and advise the Committee of any points that may be relevant. (5 Minutes)
- If applicable, the Committee should receive comments from third parties that may be directly involved in the original cabinet decision. (10 Minutes)
- The person who made the call-in to summarise. (5 Minutes)
- The Committee should then weigh up evidence and ask any relevant questions to those in attendance. (5 Minutes)
- The Committee should decide to do one of the following:
 - a) if it is concerned about the original decision in light of the call-in, refer it to the decision maker (Cabinet) for reconsideration, setting out in writing the nature of its concerns; or
 - b) reject the call-in stating the reasons why. (5 Minutes)

4. Reasons for Recommendation

4.1 The Committee are requested to manage the call-in in accordance with the provisions set out in Chapter 4, Part 3 of the Constitution.

5. Consultation (including Overview and Scrutiny, if applicable)

5.1 Not applicable.

6. Impact on corporate policies, priorities, performance and community impact

6.1 The call-in has a positive impact on corporate policies as it allows for the proper exercise of the democratic function, namely for Members to call-in a Cabinet decision based on valid arguments.

6.2 The role of Overview and Scrutiny in this function will allow for issues to be discussed in a public arena with cross party involvement and will give the opportunity for interested parties to join the debate and make representations.

7. Implications

7.1 Financial

Implications verified by: **Jonathan Wilson**
Chief Accountant, Corporate Finance

- 7.1.1 The medium to long term financial implications of any project undertaken for housing development or estate regeneration will be, and are considered as, part of both the Medium Term Financial Strategy and the HRA business plan which evaluates both the financial viability and affordability of the schemes incorporating both Capital and Revenue implications with regards to funding and additional revenues generated.
- 7.1.2 Work is ongoing to ensure the viability of the estate regeneration proposals as they are developed within the HRA Business Plan and a further report on the financial implications and the HRA Business Plan will be made to Cabinet in November 2015, including the impact of the government's budget announcements on 8 July 2015.
- 7.1.3 Further reports to Members will be presented on the affordability position of the housing development and regeneration plans on conclusion of the feasibility and affordability studies outlined above. We will also seek approval from Cabinet on the proposed delivery mechanisms and any changes to the required HRA expenditure and business plan as a result of these programmes.

7.2 Legal

Implications verified by: **David Lawson**
Monitoring Officer

The Call in on this Cabinet decision was submitted within the set time limits under grounds 10.4 (a) (Due regard for individuals and communities served by Thurrock Borough Council); ground 10.4 (g) (Consistent with the Council's Budget and Policy Framework) and following advice the additional ground 10.4 (f) Clarity of aims and desired outcomes.

Following advice from the Monitoring Officer the Chief Executive pursuant to Rule 10.11 deemed the Call in valid under the additional amended ground of 10.4(f) (Clarity of aims and outcomes) but not grounds 10. 4 (a) and (g) as these had not been met.

Ground 10.4 (f) was met and deemed valid as a Call in under this ground could contribute to further clarity of a complex issue and decision.

7.3 **Diversity and Equality**

Implications verified by: **Natalie Warren**
**Community Development and Equalities
Manager**

Regeneration of the Council's housing estates will have positive impact on the availability of high quality affordable housing in Thurrock, including for vulnerable groups and will be developed through a process of consultation and engagement with all residents and the local community in order to inform a full equality impact assessment prior to any works being commissioned. Regeneration objectives include not only high quality housing but also holistic objectives around health and wellbeing, improving education and job creation and improving economic prosperity. Contractors and developer partners will be required to have relevant policies on equal opportunities, be able to demonstrate commitment to equality and diversity and to supporting local labour initiatives that achieve additional social value.

7.4 **Other implications** (where significant) – i.e. Staff, Health, Sustainability, Crime and Disorder)

- None

8. **Background papers used in preparing the report** (including their location on the Council's website or identification whether any are exempt or protected by copyright):

- None

9. **Appendices to the report**

- Appendix 1 - Call In Form - Cabinet Decision 01104415

Report Author:

Jenny Shade
Senior Democratic Services Officer
Legal & Democratic Services