

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE CABINET

HELD AT 5.31 P.M. ON TUESDAY, 1 NOVEMBER 2016

**C1, 1ST FLOOR, TOWN HALL, MULBERRY PLACE, 5 CLOVE CRESCENT,
LONDON, E14 2BG**

Members Present:

Mayor John Biggs
Councillor Sirajul Islam (Statutory Deputy Mayor and Cabinet Member for Housing Management & Performance)
Councillor Shiria Khatun (Deputy Mayor and Cabinet Member for Community Safety)
Councillor Rachael Saunders (Deputy Mayor and Cabinet Member for Education & Children's Services)
Councillor Rachel Blake (Cabinet Member for Strategic Development)
Councillor Asma Begum (Cabinet Member for Culture)
Councillor David Edgar (Cabinet Member for Resources)
Councillor Joshua Peck (Cabinet Member for Work & Economic Growth)
Councillor Amy Whitelock Gibbs (Cabinet Member for Health & Adult Services)

Other Councillors Present:

Councillor Amina Ali
Councillor Peter Golds (Leader of the Conservative Group)
Councillor John Pierce
Councillor Andrew Wood

Apologies:

Councillor Ayas Miah (Cabinet Member for Environment)

Others Present:

Christabel Shawcross (Safeguarding Adults Board Chair LBTH)

Officers Present:

Mark Baigent (Interim Head of Strategy, Regeneration, Sustainability and Housing Options)
Hong Chen (CIL Projects Officer)
Zena Cooke (Corporate Director, Resources)
Aman Dalvi (Corporate Director, Development & Renewal)
Rafiqul Hoque (Lettings Services Manager, Housing Options Service, Development & Renewal)
Debbie Jones (Corporate Director, Children's Services)
Martin Ling (Housing Policy Manager)
Adele Maher (Strategic Planning Manager, Development and

Roy Ormsby	Renewal) (Service Head, Public Realm, Communities Localities and Culture)
Denise Radley	(Director of Adults' Services)
Peter Robbins	Head of Mayor's office
Boris Rupnik	(Youth Participation Worker, Young People & Learning)
Ann Sutcliffe	(Service Head Corporate Property and Capital Delivery, Development and Renewal)
Will Tuckley	(Chief Executive)
Owen Whalley	Head of Planning and Building Control
Graham White	(Interim Service Head, Legal Services, Law, Probity and Governance)
Matthew Mannion	(Committee Services Manager, Democratic Services, Law, Probity and Governance)
Nadir Ahmed	(Business Support Manager, Development and Renewal)

AGENDA ORDER

During the meeting the **Mayor** agreed to alter the order of items on the agenda at the request of Members and to allow public speakers to hear their items earlier on the agenda. For clarity the minutes are presented in the order that the items appeared on the agenda.

At the meeting the agenda was taken in the following order:

- Items 1 to 4.2 in sequence.
- 5.2 – (Safeguarding Adults' Board Annual Report)
- 5.1 – (Safeguarding Children's Board Annual
- 5.5 – (Our Borough, Our Plan – A New Local Plan)
- 5.7 – (Somali Task Force)
- 5.6 – (Community Buildings Report)
- 5.8 – (Fish Island CPZ)
- 5.3 – (Housing Strategy)
- 5.4 – (Common Housing Register Allocation Scheme)

1. APOLOGIES FOR ABSENCE

Apologies for absence were received on behalf of Councillor Ayas Miah, Cabinet Member for Environment.

2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

There were no declarations of Disclosable Pecuniary Interests.

3. UNRESTRICTED MINUTES

RESOLVED

1. That the unrestricted minutes of the Cabinet meeting held on Tuesday 4 October 2016 be approved and signed by the Chair as a correct record of proceedings.

4. OVERVIEW & SCRUTINY COMMITTEE

4.1 Chair's Advice of Key Issues or Questions

Councillor John Pierce, Chair of the Overview and Scrutiny Committee (OSC), addressed Cabinet to update them on the meeting of the OSC the previous week. He reported that the Committee had considered a number of issues, including that:

- Councillor Rachel Blake, Cabinet Member for Strategic Development, had come to the meeting to talk about the consultation on the new Local Plan, looking at the 15 year vision on how to deliver for the community and local economy. It was noted that there was a particular role to place for local ward councillors particularly around issues such as town centres and local infrastructure.
- The Housing Strategy was examined and particular issues noted included strengthening the relationship with Registered Social Landlords, the impact of welfare reform. There was also a discussion on how to improve 'intermediate offer' options for residents who did not qualify for social housing but who could not afford market rents.
- The regular annual report on complaints and information governance was taken and the committee reviewed an increase in complaints in respect of children's services.
- Three scrutiny review reports were received on cycle safety, literacy and contract management.

The **Mayor** thanked Councillor John Pierce for his update.

4.2 Any Unrestricted Decisions "Called in" by the Overview & Scrutiny Committee

Nil items.

5. UNRESTRICTED REPORTS FOR CONSIDERATION

5.1 Tower Hamlets Safeguarding Children Board Annual Report 2015-16

Councillor Rachael Saunders, Deputy Mayor and Cabinet Member for Education and Children's Services, introduced the report. In particular she thanked Sarah Baker as the outgoing Chair of the Board and welcomed Stephen Ashley as the new Board Chair. Reviewing the report she then drew Members' attention to the statistical information in the pack setting out local needs and the Board's priority areas for the next year. Which were:

- Early help and early identification
- Radicalisation and extremism
- Child sexual exploitation and missing children

The **Mayor** welcomed the report and highlighted the seriousness that the Council took these issues and he commended the hard work that took place to tackle the problems highlighted.

Four Members of the Youth Council (Mazhar Alam, Maccabi Vitalis, Faiza Islam, Reya Akter) then addressed Cabinet. At recent meetings of the Youth Council they had been discussing the issues raised by the report and had discussed priorities that they considered important. In particular they highlighted:

- Bullying of people with disabilities
- Protecting children from social media and online dangers as well as how to educate parents
- The threat from extremism and radicalisation
- Postcode war fights between groups of young people

The **Mayor** thanked the young people for their contribution and highlighted how pleased and proud he was that young people in the Borough were actively looking to tackle these challenges. The **Mayor** and Cabinet as a whole thanked the Youth Council and agreed to meet with them when appropriate to talk through the issues raised.

The **Mayor agreed** the recommendation as set out in the report.

RESOLVED

1. To note the annual report from the Local Safeguarding Children Board for 2015/16.

5.2 Tower Hamlets Safeguarding Adults Board annual report 2015-16

Councillor Amy Whitelock Gibbs, Cabinet Member for Health and Adult Services, introduced the report and also introduced Christabel Shawcross, the

new Chair of the Tower Hamlets Adults Safeguarding Board. Christabel then addressed Cabinet to give them an update on the Board's work over the previous year and their plans for the future.

She highlighted that a key activity of the Board at the moment was strengthening the links between partner organisations so that they worked better together and an important role for the Chair was in challenging all partners to improve their performance.

Particular issues that were being tackled at the moment ranged across a wide range of areas but examples included:

- Improving the life chances of adults with learning difficulties including tackling safeguarding issues and reducing the number of early deaths.
- Promoting awareness amongst less visible groups on counteracting abuse, domestic violence, neglect and similar.
- How to make vulnerable adults more aware of how they could prevent problems for themselves.
- A better understanding of referral patterns.

The **Mayor** thanked Christine Shawcross for her presentation he highlighted how important it was to improve accountability to vulnerable adults.

Councillor Amy Whitelock Gibbs also thanked Christabel Shawcross and also Brian Parrot who had been Chair the previous year. She assured the Mayor that she met regularly with the Chair and others in relation to the work of the Board and that there was lots of work that could be built on. She noted the need to improve involvement from users and the public.

The **Mayor agreed** the recommendation as set out in the report.

RESOLVED

1. To note the annual report for the local Safeguarding Adults Board for 2015/16.

5.3 Housing Strategy 2016 - 2021

Councillor Sirajul Islam, Statutory Deputy Mayor and Cabinet Member for Housing Management and Performance, introduced the report. He highlighted the consultation exercises that had taken place including with the Housing Scrutiny Sub-Committee. He noted the four themes of the strategy including:

- Delivering more affordable housing, growth and regeneration
- Meeting people's housing needs
- Raising private rented sector standards
- Effective partnership working

He also noted how the strategy linked to other policies for example around homelessness. Finally, he explained that the Strategy would be presented to Full Council for final approval although the date of the Council meeting was likely to change and so it would not be on 23 November 2016 as listed in the report.

The **Mayor** welcomed the report, noted the consultation that had taken place with the community and commended the Strategy to Council for approval.

RESOLVED

1. To approve the draft Housing Strategy and attached appendices for consideration by the next Full Council meeting.

5.4 Common Housing Register Allocation Scheme

Councillor Sirajul Islam, Statutory Deputy Mayor and Cabinet Member for Housing Management and Performance, introduced the report. He explained that the report was proposing some minor changes to the housing scheme in order to more effectively meet local needs.

The **Mayor** thanked officers for the work they had undertaken on the report. However he raised a concern about Recommendation Four on quotas for Band Three. Whilst he understood the reasons being put for the change he was concerned to make sure that this was the best option in the circumstances and so deferred that recommendation for further consideration. Subject to that change he **agreed** the recommendations as set out in the report.

RESOLVED

1. To note the changes to the Allocations Scheme regarding the new Right to Move for employment reasons as required by changes in government regulations.
2. To agree to a new sub band in Band 2 of the Allocations Scheme to avoid the risk of legal challenge to present policy on applicants in housing need who do not meet the 3 year residence requirement.
3. To agree to restrict existing policy that allows applicants to bid for 1 bed smaller than their assessed bedroom need and allow room sharing only where children of opposite sexes are both under 10 years old.
4. To defer agreement to amend the quota for Band 3 lets from 10% of one, two and three bed properties to 5% of 1 bed & studios per annum to allow further consideration.
5. To authorise the use of some social housing general needs stock as non – secure tenancies for temporary accommodation up to a maximum of 100 units per annum.

6. To agree the Lettings Plan for 2016/17 and extend it to 2017/18.
7. To agree to add social worker to the professions that qualify for key workers status set out in the Allocations scheme.
8. Re-instate power to discharge the housing duty by making a Private Rental Sector Offer.

5.5 Our Borough, Our Plan: A New Local Plan Consultation Document (Regulation 18)

Councillor Rachel Blake, Cabinet Member for Strategic Development, introduced the report proposing that the draft Local Plan be put out to public consultation. She thanked officers for their work to date. Turning to the draft plan she highlighted particular areas such as the Town Centre policies, the challenge of providing genuinely affordable homes, providing infrastructure for growth and estate regeneration.

During discussion it was noted that there was a good emphasis on health and positive work around sheltered housing and provision of green space. It was also confirmed that information in relation to tall building zones and the tall building strategy would be released with the consultation.

The **Mayor** agreed the recommendations as set out in the report.

RESOLVED

1. To approve the publication of the *Tower Hamlets Draft Local Plan 2031: Managing Growth and Sharing Benefits* (Appendix 1 to the report) for public consultation from 11 November 2016 to 2 January 2017;
2. To approve the publication of the final *Tower Hamlets Draft Local Plan 2031: Integrated Impact Assessment (IIA)* and other supplementary information, including draft evidence base studies (as Table 1 in the report) on the Council's website alongside the *Tower Hamlets Draft Local Plan 2031: Managing the Growth and Sharing the Benefits*.
3. To approve amendments to the documents in advance of public consultation, to be made through the delegated authority of the Corporate Director for Development and Renewal in consultation with the Mayor.
4. To note for information that an update to the Statement of Community Involvement (SCI) will be published for public consultation from 11 November 2016 to 2 January 2017, to run alongside consultation on the Draft Local Plan. Following consultation the SCI will be amended and will return to Cabinet in 2017 for decision for approval.

5.6 Community Buildings Report

Councillor David Edgar, Cabinet Member for Resources, introduced the report. He explained that the report had been developed over a significant period of time and that it was important to move towards a more consistent basis for letting buildings. The report was also aiming to increase appropriate usage of the buildings available and to improve their condition where possible. He also highlighted the planned Community Hubs that could support larger numbers of groups and should prove cheaper than the current situation in a number of places.

The report set out how community rents would work and proposed peppercorn rents for recognised Tenant and Resident Associations. He thanked the Tower Hamlets Council for Voluntary Services for their hard work supporting the review.

A number of presentations were received in relation to the report. Issues noted included:

- Continued community engagement was really important.
- A desire not to close buildings that were underused but to find ways of increasing usage.
- Ensuring lease terms were fair and opening hours at buildings did not restrict provision of services.
- Whether smaller organisations had the resources to engage solicitors for legal negotiations.
- Concern on the impact on some organisations of increased rental payments.
- How the offer compared to that available to commercial organisations.

In response, the meeting noted a number of points including that:

- Discussions would take place in relation to each building and local circumstances would be considered.
- Discussions about lease terms could continue although the Commissioners would also have a view on appropriate arrangements.
- Officers would look to ensure that nurseries could still operate to the hours required and they would look at how external maintenance costs would be met at buildings.

The **Mayor agreed** the recommendations set out in the report.

RESOLVED

2. To agree that a network of community hub buildings be established throughout the borough;
3. To agree the key terms for leases as set out in paragraph 5.3 of the report;

4. To agree that where community groups are to remain in existing accommodation, that this occupation will be on the basis of a formal lease with a community rent;
5. To agree that in some cases, THH-recognised TRAs, who can demonstrate intensive use of the property, may be issued with a lease based on a peppercorn rent for their TRA activities;
6. To agree the community benefit rent reduction policy, which affords eligible organisations a subsidy of 80% of their market rent, as set out in section 13;
7. To agree the proposed criteria, independent assessment tools and process and the monitoring and reporting arrangements for the community benefit rent reduction policy as set out in paragraphs 13.8 to 13.24;
8. To agree the proposed plan and approach for implementing the community benefit rent reduction policy, working with THCVS to support the voluntary and community sector organisations; and
9. To note that the additional capital and revenue resourcing required for the delivery of the community buildings policy will be considered as part of the council's Medium Term Financial Strategy.

5.7 Somali Task Force

Councillor Amy Whitelock Gibbs, Cabinet Member for Health and Adult Services, introduced the report and then introduced Councillor Amina Ali who had been the Vice-Chair of the Somali Task Force.

Councillor Amina Ali welcomed the report and the opportunity to present the Task Force's conclusions to Cabinet. She highlighted the many inequalities in the Somali community for example around education and employment. She reported that the community had engaged well with the investigation and the report reflects the views submitted.

During discussion Cabinet Members welcomed the report, thanked Councillor Sirajul Islam for Chairing the Task Force and Councillor Amina Ali for supporting the group as Vice-Chair.

The **Mayor** welcomed the report as long overdue. He highlighted that it was important that the report was seen as a live document that would react to new information and situations as they arose. He thanked officers and all the Members of the Task Force and he **agreed** the recommendations as set out.

RESOLVED

1. To agree the Task Group's report.

2. To agree draft Action Plan, including additional budget requirements to be considered as part of the Medium Term Financial Plan.
3. To agree the monitoring arrangements as set out in paragraph 3.19 of the report.

5.8 Fish Island CPZ Review and Recommendations

The **Mayor** introduced the report. He noted the results on the consultation which indicated residents were in favour of the proposals. He then **agreed** the recommendations as set out in the report.

RESOLVED

1. To note the Council's published proposal to make an Order under sections 6 and 45 of the Road Traffic Regulation Act 1984 in relation to Fish Island Controlled Parking Zone (CPZ) experimental Order. The current Fish Island CPZ operational hours are currently Monday to Saturday 8.30am to 7.30pm.
2. To note the objections received in response to the Notice set out and the responses to the consultation exercises set out in this report.
3. To review and consult on an additional requirement for controls being Monday to Friday 8:30am – 9pm, Saturday – Sunday 11am – 9pm. To ensure full protection from the new London Stadium.

6. ANY OTHER UNRESTRICTED BUSINESS CONSIDERED TO BE URGENT

Nil items.

7. EXCLUSION OF THE PRESS AND PUBLIC

Nil items.

8. EXEMPT / CONFIDENTIAL MINUTES

Nil items.

9. OVERVIEW & SCRUTINY COMMITTEE

9.1 Chair's Advice of Key Issues or Questions in Relation to Exempt / Confidential Business

Nil items.

9.2 Any Exempt / Confidential Decisions "Called in" by the Overview & Scrutiny Committee

Nil items.

10. ANY OTHER EXEMPT/ CONFIDENTIAL BUSINESS CONSIDERED TO BE URGENT

Nil items.

The meeting ended at 7.10 p.m.

MAYOR JOHN BIGGS