

**Executive Decision  
Individual Decision Notice  
Special Urgency Notification**



**Decision Maker:** Mayor, Not before 3<sup>rd</sup> July, 2015

**Classification:**  
Exempt

**Agreement to enter into a lease to accommodate homeless households**

Under the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 – notice is hereby given that an Executive Key Decision is required to be taken under Special Urgency provisions as it is not possible to provide at least 5 clear days’ notice of the decision.

As required under the above regulations, the Chair of the Overview and Scrutiny Committee has agreed to the above decision being taken under the Special Urgency Provision.

This notification will be published as soon as possible before the decision is taken.

**Reason why it is impractical to provide 28 clear days’ notice of the decision:**

The Council has been presented with an offer to procure on a leased basis 71 units of accommodation in Merton. 54 of these units are ready to let immediately.

This is a scarce resource that will enable the Council to meet its statutory duties and that in addition to the potential competition from other public/private providers there is commercial pressure from the freeholder that means that the Council needs to conclude an agreement without any delay.

It will enable the Council to move 71 families with children who are living in bed and breakfast/hotels into good quality homes.

**Signature:**

Aman Dalvi

**Date:**

2<sup>nd</sup> July, 2015

**Comments of the Chair of the Overview and Scrutiny Committee:**

**Signature:**

**Date:**

**Further details of the decision to be taken:**

<b>Key Decision? Yes</b>	<b>Ward(s)</b> All Wards
<b>Summary of Decision</b>	<p>I. Agree to enter into a lease for five years, with a three year break clause for a block of 71 flats in Merton at a cost set out in the accompanying exempt report.</p> <p>II. Agree that, in the interim, pending finalisation of the lease negotiations, 54 of those 71 units of accommodation be taken on the Housing Options Service standard 28-day Head Licence</p> <p>III. Authorise the Corporate Director, Development &amp; Renewal, after consultation with the Service Head – Legal Services, to agree the final terms and conditions of any agreement to implement the above decisions.</p>

<b>Community Plan Theme</b>	<b>A Great Place to Live; One Tower Hamlets</b>
<b>Cabinet Member</b>	Deputy Mayor and Cabinet Member for Housing Management and Performance (Councillor Sirajul Islam)
Who will be consulted before decision is made and how will this consultation take place	Consultation has taken place with the host authority, Merton.
Has an Equality Impact Assessment been carried out and if so the result of this Assessment?	When exercising its functions, including housing functions , the Council has a duty under section 149 of the Equality Act 2010 to have due regard to the need to eliminate unlawful discrimination and advance equality of opportunity and foster good relations between those who share a protected characteristic and those who do not. This proposal involves the Council's exercise of its powers to acquire property by way of a lease for the purposes of providing for homeless persons. The allocation and use of those units for those households with family commitments will be determined in accordance with the statutory requirements to provide such accommodation, based on a number of relevant factors including priority need and suitability of accommodation. This service will, in accordance with the legal requirements, largely be of benefit to children. This proposal presents an opportunity to provide good quality, suitable homes within easy reach of the borough.
Contact details for comments or additional information	Lorraine Douglas Service Manager Housing Options & Procurement <a href="mailto:Lorraine.Douglas@towerhamlets.gov.uk">Lorraine.Douglas@towerhamlets.gov.uk</a>
What supporting documents or other information will be	None

available?	
Is there an intention to consider this report in private session and if so why (Paragraph number – see notes section)?	<p>Fully Exempt (the whole report will be exempt)</p> <p>This item is partially exempt under para 12(A)(3) and 12(A)(5) as it relates to the financial and business affairs of both the owner of the block and the Council and contains information that could be used in claims against the council.</p> <p>3, 5</p>

## NOTES

### Advance notice of Key Decisions

Key decisions are all those decisions which involve major spending, or savings, or which have a significant impact on the local community. The precise definition of a key decision adopted by Tower Hamlets is contained in Article 13.03 of the [Constitution](#). Key Decisions are taken by the Mayor, or the Mayor in Cabinet.

Individual notices of new Key Decisions will be published on the website as they are known, whilst a Forward Plan collating these decisions will be published 28 days before each Cabinet meeting. The Forward Plan will be published on the Council's website and will also be available to view at the Town Hall and Libraries, Ideas Centres and One Stop Shops if required. [The Committee pages](#) on the Council website include copies of the Forward Plan, Cabinet and other meeting dates and the publication dates of the Forward Plan.

If, due to reasons of urgency, a Key Decision has to be taken where 28 days' notice have not been given. Notice will be published (including on the website) as early as possible and Urgency Procedures as set out in the Constitution will have to be followed.

The most effective way for the public to make their views known about the issues listed in the Forward Plan is to examine the consultation column of the Forward Plan, and/or contact the report author or Cabinet Lead Member as soon as possible, and no later than 10 working days before the decision is expected to be taken.

You can also view the Council's [Consultation Calendar](#), which lists all the issues on which the Council and its partners are consulting.

Reports, appendices and background papers will be available on the Council's website 5 clear working days before the Cabinet meeting. For all other information or to submit documents in relation to any issue, please contact the relevant officer.

### Notice of Intention to Conduct Business in Private

**The Council is also required to give at least 28 days' notice if it wishes to consider any of the reports on the agenda of an Executive meeting (such as Cabinet) in private session. The last row of each item below will indicate any proposal to consider that item in private session.** Should you wish to

make any representations in relation to an item being considered in private please contact Democratic Services on the contact details listed below. Note that this applies to Cabinet but not to Individual Mayoral Decisions outside of Cabinet.

The notice may reference a paragraph of Section 12A of the 1972 Local Government Act. In summary those paragraphs refer to the following types of exempt information (more information is available in the Constitution):

1. Information relating to any individual
2. Information which is likely to reveal the identity of an individual
3. Information relating to the financial or business affairs of any particular person (including the authority handling the information)
4. Information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matters arising between the authority or a Minister of the Crown and employees of, or office holders under, the authority.
5. Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.
6. Information which reveals that the authority proposes:-
  - a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
  - b) to make an order or direction under any enactment.
7. Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

#### **Democratic Services Contact Details:**

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