

LONDON BOROUGH OF TOWER HAMLETS

RECORD OF THE DECISIONS OF THE CABINET

HELD AT 5.34 P.M. ON WEDNESDAY, 29 JANUARY 2020

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

Members Present:

Mayor John Biggs	
Councillor Rachel Blake	(Deputy Mayor and Cabinet Member for Planning, Air Quality and Tackling Poverty)
Councillor Asma Begum	(Deputy Mayor and Cabinet Member for Community Safety and Equalities)
Councillor Sabina Akhtar	(Cabinet Member for Culture, Arts and Brexit)
Councillor Amina Ali	(Cabinet Member for Adults, Health and Wellbeing)
Councillor David Edgar	(Cabinet Member for Environment)
Councillor Danny Hassell	(Cabinet Member for Children, Schools and Young People)
Councillor Candida Ronald	(Cabinet Member for Resources and the Voluntary Sector)
Councillor Motin Uz-Zaman	(Cabinet Member for Work and Economic Growth)

Other Councillors Present:

Councillor Peter Golds	
Councillor James King	(Chair of the Overview and Scrutiny Committee)
Councillor Dan Tomlinson	(Mayoral Advisor for Highways and Public Realm)
Councillor Andrew Wood	(Leader of the Conservative Group)

Officers Present:

Kevin Bartle	(Interim Divisional Director of Finance, Procurement and Audit)
Stephen Bramah	(Deputy Head of the Mayor's office)
Paul Buckenham	(Development Manager, Planning Services, Place)
Anthony Harris	(Commissioning Manager)
Chris Harrison	(Liveable Streets Technical Director)
Rafiqul Hoque	(Head of Housing Options)
Dan Jones	(Divisional Director, Public Realm)
Debbie Jones	(Corporate Director, Children and Culture)
Christine McInnes	(Divisional Director, Education and Partnership, Children's)
Neville Murton	(Corporate Director of Resources)
Denise Radley	(Corporate Director, Health, Adults & Community)

Sripriya Sudhakar	(Place Shaping Team Leader, Place)
Karen Swift	Divisional Director Housing
Will Tuckley	(Chief Executive)
Richard Williams	Business Manager Operational PR
James Scott	Communications Officer
Matthew Mannion	(Head of Democratic Services, Governance)

1. APOLOGIES FOR ABSENCE

Apologies for absence were received on behalf of:

- Councillor Sirajul Islam – Statutory Deputy Mayor and Cabinet Member for Housing.
- Ann Sutcliffe – Corporate Director, Place for whom Karen Swift (Divisional Director, Housing and Regeneration) was deputising.

2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

There were no Declarations of Disclosable Pecuniary Interest. However, Councillor Motin Uz-Zaman noted for transparency that his child attended one of the schools referred to in Agenda Item 6.3 (Proposal to consult on the Amalgamation of Smithy and Redlands Primary Schools).

3. UNRESTRICTED MINUTES

DECISION

1. That the unrestricted minutes of the Cabinet meeting held on 8 January 2020 be approved and signed by the Chair as a correct record subject to the addition of Councillor Peter Golds to the attendance list.

4. ANNOUNCEMENTS (IF ANY) FROM THE MAYOR

See the minutes.

5. OVERVIEW & SCRUTINY COMMITTEE

5.1 Chair's Advice of Key Issues or Questions

Pre-Decision Scrutiny Questions were received in relation to the following agenda items:

- 6.1 Bethnal Green Liveable Streets consultation outcome report
- 6.2 Outcome of statutory proposal to close Raines School
- 6.4 Proposal to merge St Anne's and Guardian Angels School
- 6.6 Adoption of Fixed Penalty Notices for Fly-Tipping
- 6.7 Local Government and Social Care Ombudsman Determination of Outcome report
- 6.9 Tower Hamlets approach to regeneration

The questions, and officer responses, were considered during discussion of each individual item.

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

Nil items.

6. UNRESTRICTED REPORTS FOR CONSIDERATION

6.1 Liveable Streets Bethnal Green consultation outcome report

The recommendations were amended and then agreed.

DECISION

1. To note the results of the engagement to date and public consultation of Bethnal Green Liveable Streets.
2. To approve the final scheme design for the Bethnal Green area as part of the Liveable Streets programme (Appendix B to the report) but following representations received, to explore further technical details around the design without fundamentally re-visiting the proposals:
 - A. Ensuring further consultation on the Jesus Hospital Estate and include the possibility of using Automatic Number Plate Recognition (ANPR) cameras.
 - B. Noting that at the next stage there would be engagement with residents generally to co-design environmental improvements where these are part of Liveable Streets.
 - C. Noting the proposed planned Bethnal Green Road improvements around the market area which is not part of the Liveable Streets programme.
 - D. Noting the need to implement new open spaces effectively taking into account their location/environment.
 - E. Noting comments in respect of need to continue to engage emergency services in developing the plans.
 - F. Noting the plans were being implemented through a series of Experimental Traffic Management Orders.
 - G. Noting concerns around wayfinding for pedestrians.
 - H. The need to ensure comprehensive consideration of disability issues on the design of the various features.
 - I. To explore the design of the closures on Old Bethnal Green Road at the junctions of Teesdale Street, Canroberts Street to ensure they are correct including considering the potential for timed closures

- J. To consider the management of the closure of Warner place and Squirries Street as part of the planned phase design of the scheme including considering the potential for timed closures.
3. To approve the use of using existing frameworks or term contracts to award an order up to a value of £2.7million for the completion of the works.

Action by:**CORPORATE DIRECTOR, PLACE (A. SUTCLIFFE)**

(Divisional Director, Public Realm (D. Jones)

(Programme Director (C. Harrison)

Reasons for the decision

This project will make fundamental improvements to infrastructure on the street, public spaces and change the travel behaviour of residents, businesses and visitors to Tower Hamlets. These changes seek to address the following known issues:

1. Air pollution which in areas is at unhealthy levels, affecting children and adults' health and life expectancy;
2. Through-traffic which equates to 57% of all vehicle journeys in the area; and
3. Anti-social behaviour, drug dealing and crime particularly around Arnold Circus and Middleton Green.

An extensive engagement process has been undertaken over the past eight months involving residents, businesses, tenant and resident associations, emergency services and internal council services. The outcome of this extensive engagement process shows overall support for the proposals.

As part of the 30 October 2019 Cabinet approval, the decision making for the Liveable Streets programme is:

- Under £250k – decision to be made by Divisional Director, Public Realm.
- Over £250k-below £1 million – Decision to be made by Divisional Director, Public Realm in consultation with the Mayor and Lead Member.
- Over £1 million or significant impact on two or more wards – decision to cabinet for political decision.

Due to the estimated spend of Bethnal Green proposals being £2.7 million this is for Mayor in Cabinet.

Alternative options

Through the public consultation, we have received suggestions and alternative proposals which have been assessed by the project team for

viability and alignment with the Liveable Streets objectives. These options and recommendations can be found in Appendix E to the report.

The key alternative proposals that have not been included are:

- i. Removal of bus stand on Arnold Circus
- ii. Closure of Redchurch Street
- iii. Allowing through traffic on Squirries Street and Warner Place
- iv. Resident only gates

In summary, these options are either not helping to achieve the aims of the Liveable Streets programme; outside the council control or will not be delivered as part of the initial Liveable Streets scheme but will be considered as we review the scheme after implementation.

6.2 Report on the outcome of public representations received in response to the statutory proposal to close Raine's Church of England Foundation School

DECISION

1. That having considered all of the supporting documentation: particularly, the statutory notice set out at Appendix 1; the comments and objections raised by the eight respondents at Appendix 2; the Equalities Assessment (EA) at Appendix 3; and the report on the alternative options set out in Appendix 4, the proposal, presented by the Local Authority and London Diocesan Board, to close Raine's Foundation School with effect from the 31st August 2020 be approved.

Action by:

CORPORATE DIRECTOR, CHILDREN AND CULTURE (D. JONES)

(Service Head, Education and Partnership (C. McInnes)

(Service Head, Pupil Services and School Sufficiency (T. Bryan)

Reasons for the decision

The recommendation is made in order to determine the Council's response to the statutory notice on proposals to officially close Raine's Foundation School on the 31st August 2020.

The proposal to close the school has been put forward after the Local Authority considered a number of alternative options. Given the financial pressures facing Raine's, the earlier Ofsted findings and the lack of pupils applying to the School this proposal is the option being recommended to the Mayor in Cabinet.

Alternative options

The Mayor could decide not to agree to the recommendation for the Raine's Foundation School closure. In which case the LA would then have to decide

on how the School's increasing budget deficit would be funded beyond the 2019/20 school year, given that it is no longer financially viable at its current size and will not see a sufficient increase in its pupil numbers for the situation to change in the foreseeable future.

Cabinet could decide to delay its decision on school closure, but this would mean that the School's financial position would worsen, further impacting on the quality of education for its current pupils and leaving an even bigger budget deficit, should the school close later than the proposed date of August 2020. Officers are convinced that it would not be possible for Raine's Foundation School to provide pupils with a rounded education that meets their academic, social and emotional needs and, consequently, any delay would not be in the best interests of educational provision in the area.

Cabinet could seek to make provision for the displaced Raine's pupils in a number of other schools across the Tower Hamlets area, where there is capacity to do so, rather than the further proposals continuing to be developed to expand Oaklands. This would mean that Oaklands School will not be expanded in connection with the current proposal, but it would mean some children in the Bethnal Green area having to travel greater distances to alternative schools.

6.3 Proposal to consult on the amalgamation of Smithy and Redlands Primary Schools

DECISION

1. To note the outcome of the pre-statutory consultation on the proposals to close Smithy Street Primary School with the displaced pupils being accommodated by Redlands Primary School as set out in Section 6 of the report; and
2. To agree to proceed to commence a four week statutory consultation on the proposal to close Smithy Street Primary School with the displaced pupils being accommodated by Redlands Primary School from September 2020.

Action by:

CORPORATE DIRECTOR, CHILDREN AND CULTURE (D. JONES)

(Service Head, Education and Partnership (C. McInnes)

(Service Head, Pupil Services and School Sufficiency (T. Bryan)

Reasons for the decision

There is significant concern over the long-term sustainability of primary schools in certain parts of the borough, in terms of their falling rolls and the resultant risk to their financial stability. The former is a result of demographic changes in the borough where the local demand for school places has fallen and is projected to remain broadly static until 2026/27 and possibly beyond. More detailed analysis on falling rolls in the local area can be found in the

Annual Report on Planning for School Places, which was presented to cabinet on 30th October 2019.

The Council has a duty of care to ensure children in its schools are able to receive a high quality education with access to a full curriculum. A school with a declining roll will be challenged to do this effectively because of inevitable financial pressures from reduced funding.

Smithy Street and Redlands Schools are in very close proximity to each other with the school sites divided by a single wall. Pupil numbers in both schools and at other schools in the Stepney Schools catchment area are currently falling. This means that Smithy Street and Redlands will not have sufficient reception numbers to fill four forms of entry from September 2020 and they are also starting to see vacancies in other year groups. As pupil numbers fall, this affects the schools budgets as they will get less money to educate their children, pay salaries and manage the upkeep of their buildings. Both schools already work closely together and engage in joint planning and these factors provided incentive for their governing bodies to consider becoming a single primary school.

Alternative options

An alternative option would be for the schools to remain as separate institutions. However, this option would not resolve the underlying viability issues described in paragraphs 1.2 and 1.3 of the report.

6.4 Report on the Proposal to consult on the amalgamation of Guardian Angels and St Anne's Primary Schools

The Reasons for Urgency were agreed.

DECISION

1. To note the outcome of the pre-statutory consultation on the proposals to close Guardian Angels Primary School with the displaced pupils being accommodated by St Anne's Primary School as set out in the report; and
2. To agree to proceed to commence a four-week statutory consultation on the proposal to close Guardian Angels Primary School with the displaced pupils being accommodated by St Anne's Primary School from September 2020.

Action by:

CORPORATE DIRECTOR, CHILDREN AND CULTURE (D. JONES)

(Service Head, Education and Partnership (C. McInnes)

(Service Head, Pupil Services and School Sufficiency (T. Bryan)

Reasons for the decision

There is significant concern over the long-term sustainability of primary schools in certain parts of the borough, in terms of their falling rolls and the

resultant risk to their financial stability. The former is a result of demographic changes in the borough where the local demand for school places has fallen and is projected to remain broadly static until 2026/27 and possibly beyond. More detailed analysis on falling rolls in the local area can be found in the Annual Report on Planning for School Places, which was presented to cabinet on 30th October 2019.

The Council has a duty of care to ensure children in its schools are able to receive a high quality education with access to a full curriculum. A school with a declining roll will be challenged to do this effectively because of inevitable financial pressures from reduced funding.

Pupil numbers in both schools and at other schools in the Stepney and Bethnal Green catchment area are currently falling. This means that Guardian Angels and St Anne's schools will not have sufficient reception numbers to fill three forms of entry from September 2020 and they are also starting to see vacancies in other year groups. As pupil numbers fall, this affects the schools' budgets as they will get less money to educate their children, pay salaries and manage the upkeep of their buildings. Both schools already work closely together and engage in joint planning and these factors provided an incentive for their governing bodies to consider becoming a single primary school.

Alternative options

An alternative option would be for the schools to remain as separate institutions. However, this option would not resolve the underlying viability issues described in paragraphs 1.2 and 1.3 of the report.

6.5 The Council's Draft 2020-21 Budget Report and Medium Term Financial Strategy 2020-23

It was noted that the report would now be presented to Council for final determination.

DECISION

1. To approve a General Fund Revenue Funding Requirement of £354.496m subject to any changes arising from the final Local Government Finance Settlement.
2. To propose a Band D Council Tax of £1,060.35 for 2020-21 to be referred to Full Council for consideration.
3. To authorise the Corporate Director Resources after consultation with the Mayor and Lead Member of Resources to make any changes required to the budget following the final settlement announcement.
4. To approve the provisional Capital Programme for the period 2020-23; as detailed in Appendix 8 and adopt the associated capital estimates.

5. To approve the 2020-21 Housing Revenue Account budget as set out in Appendix 7.
6. To approve the 2020-21 Management Fee payable to Tower Hamlets Homes (THH) of £32.415m as set out in Table 5.
7. To note that under the Management Agreement between the Council and THH, THH manages delegated income and expenditure budgets on behalf of the Council. In 2020-21, THH will manage delegated income budgets totalling £93.792m and delegated expenditure budgets totalling £93.465m.
8. To approve the 2020-21 Dedicated Schools Budget.
9. To agree that the National Schools Funding Formula (NSFF) adopted by Tower Hamlets in 2019-20 continues for 2020-21. The only changes are increases to the factor values in line with the NSFF.
10. To agree that the Minimum Funding Guarantee (the mechanism that guarantees schools a minimum uplift in per-pupil funding) is set at 1.84%, the maximum allowed.
11. To agree that the structure of the Early Years Funding Formula remains unchanged except that hourly rates will increase in line with the Early Years National Funding Formula.
12. To propose that Council approves no changes to the current Local Council Tax Reduction Scheme for 2020-21.
13. To note the Equalities Impact Assessment and specific equalities considerations as set out in Section 4.

Action by:**CORPORATE DIRECTOR, RESOURCES (N. MURTON)**

(Interim Divisional Director, Finance, Procurement and Audit (K. Bartle))

Reasons for the decision

The Council is under an obligation to set a balanced and sustainable budget and to set the Council Tax Levels for the financial year 2020-21 by 9th March 2020 at the latest. The Council's Chief Financial (S151) Officer must confirm the robustness of the estimates applied and the adequacy of the Council's reserves as part of the budget setting report to the Council.

The setting of the budget is a decision reserved for Full Council. The Council's Budget and Policy Framework requires that a draft budget is issued for consultation with the Overview & Scrutiny Committee to allow for their comments to be considered before the final budget proposals are made to Full Council.

The announcements and consultations made about Government funding for the Council in the Chancellor's Spending Round and the technical consultation on the 2020-21 Local Government Finance Settlement require a robust and timely response to enable a balanced budget to be set.

A Medium Term Financial Strategy (MTFS) covering the entirety of the resources available to the Council is considered to be the best way that resource prioritisation and allocation decisions can be considered and agreed in a way that provides a stable and considered approach to service delivery and takes into account relevant risks and uncertainty.

As the Council develops its detailed proposals it must continue to keep under review those key financial assumptions which underpin the Council's MTFS; in particular as the Council becomes ever more dependent on locally raised sources of income through Council Tax and retained business rates these elements become fundamental elements of its approach and strategies.

The Mayor is required by the Local Government and Housing Act 1989 to determine a balanced Housing Revenue Account (HRA) budget prior to the start of the new financial year. The Council must also approve the Management Fee payable to Tower Hamlets Homes (THH) so that it can fulfil its obligations under the Management Agreement to manage the housing stock on behalf of the Council.

In accordance with Financial Regulations, capital schemes must be included within the Council's capital programme, and capital estimates adopted prior to any expenditure being incurred. This report includes the revised three year Capital Programme 2020-23 and associated capital estimates to be approved.

Alternative options

The Council is required to set an affordable Council Tax and a balanced budget, while meeting its duties to provide local services. This limits the options available to Members. Nevertheless, the Council can determine its priorities in terms of the services it seeks to preserve and protect where possible, and to the extent permitted by its resources, those services it wishes to prioritise through investment.

The Council has a statutory duty to set a balanced HRA and provide THH with the resources to fulfil its obligations under the Management Agreement. Whilst there may be other ways of delivering a balanced HRA, the proposals contained in this report are considered the most effective, in realising all the Council's statutory duties having regard to the matters set out in the report.

6.6 Adoption of fixed penalty notices for fly-tipping

DECISION

1. To adopt the power to charge a Fixed Penalty Notice (FPN) amount of £400 for fly-tipping offences with no early payment discount.

2. To delegate authority to the Director of Place to authorise appropriate officers to issue fixed penalty notices (FPNs), under section 33ZA of the Environmental Protection Act 1990 (EPA), to persons whom the officer has reason to believe have committed fly tipping offence.

Action by:**CORPORATE DIRECTOR, PLACE (A. SUTCLIFFE)**

(Divisional Director Public Realm (D. Jones)

(Business Manager Operational Services (R. Williams)

Reasons for the decision

Local authorities as “Principal Litter Authorities” have a duty under Section 89 (1) of the Environmental Protection Act 1990 to ensure that their land or land they are responsible for is, so far as practical, kept clear of litter and refuse.

Fly tipping is the illegal dumping of liquid or solid waste and local authorities must remove and dispose of all fly tipped waste if it is on their land, or land they are responsible for.

This is a growing problem costing the Council over £690,000 a year in removal and disposal costs, particularly with illegal disposal of business waste.

From May 2016, local authorities in England have had the power to issue FPN’s for small-scale fly-tipping offences under the Unauthorised Deposit of Waste (Fixed Penalties) Regulations 2016.

The legislation sets out a default payment level of £200 with a lesser amount of £120 being due if payment is made within 10 days. Councils can set their own levels of charge between £150 and £400 and the discounted penalty for early payment to a minimum of £120.

This new enforcement power will help reduce illegal fly tipping of business waste, and is not expected to be used to target residents who have put waste bags out for collection at the wrong time.

The Mayor in Cabinet is required to decide on the level of penalty and any early payment discount. This report recommends adoption of the maximum £400 FPN with no early payment discount, which is considered a more efficient and proportionate deterrent for tackling fly-tipping across the borough.

This commitment supports our waste strategy and strategic plan outcomes of “People living in a Borough that is clean and green” and where “People live in safer neighbourhoods where antisocial behaviour is tackled”

Alternative options

The council could decide not to adopt the new powers and continue to use the existing powers available to tackle fly tipping. However, it is officer's opinion that the existing powers do not offer a strong enough deterrent to persistent offenders and that using the Magistrates or Crown Court as a route for prosecution, which carries the threat of a custodial sentence and up to £50,000 fine, is not cost effective or successful in the first instance. Although it will still be used in the case of large scale persistent offenders.

Use the statutory default minimum penalty of £200 with an early payment discount of £120 if paid within 10days. If the recommended maximum amount of £400 is not adopted officers can still issue an FPN for fly-tipping at the default level. This is not considered to be enough of a deterrent to help reduce fly tipping across the borough.

6.7 Local Government and Social Care Ombudsman, Determination of Outcome**DECISION**

1. To note the content of the Report.
2. To note the action taken in Housing Options service to remedy the situation.

Action by:**CORPORATE DIRECTOR, PLACE (A. SUTCLIFFE)**

(Head of Housing Options (R. Hoque)

(Head of Information Governance (R. Dowden)

Reasons for the decision

The Council accepts the Local Government Ombudsman's findings and will implement the recommendations made.

Alternative options

The Council does not wish to challenge the decision of the Local Government Ombudsman, which is the only alternative option available.

6.8 Child and Adolescent Mental Health Service (CAMHS) s75**DECISION**

1. To approve the implementation of the integrated CAMHS Section 75 from 1st April 2020, on a three year basis (1+1+1).
2. To delegate to the Corporate Director Children and Culture authority to sign a written agreement for the S.75 Agreement on behalf of the council, and sign any amendments that may be required to the agreement over the life of the contract.

3. To authorise extending financial payment, via a S.75 from Tower Hamlets council to Tower Hamlets CCG from £424,000 per annum up to £1,229,800 per annum for 3 years (£3,689,400) between April 2020 to March 2023.
4. To note potential option to transfer LBTH staff members to the provider.
5. To note the contract approach and timelines outlined in the report.

Action by:**CORPORATE DIRECTOR, CHILDREN AND CULTURE (D. JONES)**

(Interim Head of Service, Children's Integrated Commissioning Team (A. Harris)

(Senior Commissioning Manager (K. Tummers)

Reasons for the decision

The key reasons for the decision to integrate CAMHS are:

To improve the experience of care, access to mental health support and outcomes for the most vulnerable children and young people in line with the NHS transformation agenda for children and young people's mental health; and in line with the Tower Hamlets Together (THT) Integration agenda.

- a. To mitigate the current risk of a legal challenge to the council for resourcing external providers, in absence of a formal agreement / contract.
- b. To have a clear oversight of all relevant CAMHS provision through one single robust contract management framework between the council, the CCG and East London Foundation Trust (ELFT).
- c. To provide the contractual infrastructure to support a more comprehensive review in 2020/21 to ensure that the integrated CAMHS meets the needs of relevant children and young people.
- d. To improve governance and quality assurance of the whole CAMHS integrated service.

To increase the accountability of the provider for all aspects of CAMHS delivery.

Alternative options

Option 1 Do nothing:

This would result in the continuation of a fragmented service, and would be in stark contrast to the council and Tower Hamlets Together (THT) programme of integration;

This would be a risk for the SEND Local Area Inspection where there is a clear expectation for such services to be fully integrated.

Option 2 Recommission separately from the CCG:

There is a risk that there could be a lack of suitable providers;

This would be in stark contrast to the council and Tower Hamlets Together (THT) programme of integration;

This would require the same preparatory work as planned to integrate CAMHS; however this option holds further risk and resource implications.

6.9 Tower Hamlets Approach to Regeneration

The updated report was noted.

DECISION

1. To agree the report regarding the proposed approach to regeneration.
2. To agree to publish a webpage titled 'Approach to Regeneration in Tower Hamlets', based on Appendix 1, on the Council website after formal adoption in Feb 2020.
3. To note the specific equalities considerations as set out in Paragraph 4.1-4.3.

Action by:

CORPORATE DIRECTOR, PLACE (A. SUTCLIFFE)
(Head of Regeneration (S. Sudhakar))

Reasons for the decision

The co-ordination of regeneration within the borough is a key priority for Tower Hamlets to harness the scale and pace of development and ensure that those living, working and visiting the borough benefit from the high levels of growth.

Alternative options

The alternative option is to do nothing. This alternative option is not recommended as it would miss opportunities to further improve the services and outcomes for residents.

6.10 Adoption of Article 4 directions for the removal of permitted development rights for the change of use from town centre uses to

residential (C3) and the change of use from dwelling houses (C3) to small houses in multiple occupations (C4)**DECISION**

1. To confirm the Article 4 direction which removes permitted development rights allowing the conversion of retail (class A1), financial and professional services (class A2) and specified town centre uses (Betting Offices and Payday Loan shops) to residential (class C3).
2. To confirm the Article 4 direction removing permitted development rights allowing the conversion of dwelling houses (class C3) to small houses in multiple occupation (class C4).
3. To note that if confirmed, the Article 4 directions will come into effect a year after its confirmation by the Cabinet.
4. To confirm that the discretionary fee for planning applications for changes of use that are subject to the proposed Article 4 directions be set at the same level as the equivalent statutory fee.

Action by:**CORPORATE DIRECTOR, PLACE (A. SUTCLIFFE)**

(Development Manager (P. Buckenham))

(Strategic Planning Manager (M. Ryan-Hernandez))

(Planning Officer (A. Milentijevic))

(Planning Officer (P. Harmsworth))

Reasons for the decision**'Town centres' Article 4 direction**

The town centre Article 4 direction is supported by a justification report, attached as Appendix 3 to the Cabinet report. The attached report is itself underpinned by national and regional guidance and the Council's adopted and emerging Local Plan evidence base on town centres, which includes the Tower Hamlets Town Centre Retail Capacity Study (2016) and the Tower Hamlets High Street & Town Centre Strategy 2017-2022.

HMO Article 4 direction

This prospective Article 4 direction is supported by a justification report, attached as Appendix 4 to the Cabinet report. The attached report is itself underpinned by national and regional guidance and the Council's adopted and emerging Local Plan evidence base. In addition, the report considers the impact of HMOs and their spatial distribution.

More information on the reasons for the decision are set out in the Cabinet report.

Alternative options

Alternative options for the two Article 4 directions had been considered prior to the making of the Article 4 directions on 3rd April (Town centres A4D) and 24th July (HMO A4D). It was considered that the chosen option were the most appropriate according to the evidence base set out in the justification reports (Appendix 3 and 4 to the Cabinet report).

7. ANY OTHER UNRESTRICTED BUSINESS CONSIDERED TO BE URGENT

Nil items.

8. EXCLUSION OF THE PRESS AND PUBLIC

Nil items.

9. EXEMPT / CONFIDENTIAL MINUTES

Nil items.

10. OVERVIEW & SCRUTINY COMMITTEE

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

Nil items.

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

Nil items.

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

Nil items.

The meeting ended at 8.35 p.m.

Mayor John Biggs