



Extraordinary meeting of the

# GENERAL PURPOSES COMMITTEE

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Tuesday, 29 May 2007 at 7.30 p.m.

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## A G E N D A

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### VENUE

Committee Room, 1st Floor, Town Hall, Mulberry Place, 5 Clove  
Crescent, London, E14 2BG

Members:	Deputies (if any):
Chair: Councillor Shafiqul Haque Vice-Chair:	
Councillor Rajib Ahmed Councillor Philip Briscoe Councillor Carli Harper-Penman Councillor Waiseul Islam Councillor Lutfur Rahman Councillor M. Mamun Rashid	Councillor M. Shahid Ali, (Designated Deputy representing Councillors Shafiqul Haque, Carli Harper-Penman, Waiseul Islam and Lutfur Rahman) Councillor Stephanie Eaton, (Designated Deputy representing Councillor Rajib Ahmed) Councillor Peter Golds, (Designated Deputy representing Councillor Philip Briscoe)
<b>[Note: The quorum for this body is 3 Members].</b>	

If you require any further information relating to this meeting, would like to request a large print, Braille or audio version of this document, or would like to discuss access arrangements or any other special requirements, please contact: Angus Dixon, Democratic Services, Tel: 020 7364 4850, E-mail: [angus.dixon@towerhamlets.gov.uk](mailto:angus.dixon@towerhamlets.gov.uk)

# LONDON BOROUGH OF TOWER HAMLETS

## GENERAL PURPOSES COMMITTEE

Tuesday, 29 May 2007

7.30 p.m.

### 1. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

### 2. DECLARATIONS OF INTEREST

To note any declarations of interest made by Members, including those restricting Members from voting on the questions detailed in Section 106 of the Local Government Finance Act, 1992.

#### Note from the Chief Executive

In accordance with the Council's Code of Conduct, Members must declare any **personal interests** they have in any item on the agenda or as they arise during the course of the meeting. Members must orally indicate to which item their interest relates. If a Member has a personal interest he/she must also consider whether or not that interest is a **prejudicial personal interest** and take the necessary action. When considering whether or not they have a declarable interest, Members should consult pages 181 to 184 of the Council's Constitution. Please note that all Members present at a Committee meeting (in whatever capacity) are required to declare any personal or prejudicial interests.

A **personal interest** is, generally, one that would affect a Member (either directly or through a connection with a relevant person or organisation) more than other people in London, in respect of the item of business under consideration at the meeting. If a member of the public, knowing all the relevant facts, would view a Member's personal interest in the item under consideration as so substantial that it would appear likely to prejudice the Member's judgement of the public interest, then the Member has a **prejudicial personal interest**.

#### Consequences:

- If a Member has a **personal interest**: he/she must declare the interest but can stay, speak and vote.
- If the Member has **prejudicial personal interest**: he/she must declare the interest, cannot speak or vote on the item and must leave the room.

When declaring an interest, Members are requested to specify the nature of the interest, the particular agenda item to which the interest relates and to also specify whether the interest is of a personal or personal and prejudicial nature. This procedure is designed to assist the public's understanding of the meeting and is also designed to enable a full entry to be made in the Statutory Register of Interests which is kept by the Head of Democratic Renewal and Engagement on behalf of the Monitoring Officer.

	<b>PAGE NUMBERS</b>	<b>WARD(S) AFFECTED</b>
<b>3. REPORTS FOR CONSIDERATION</b>		
<b>3.1 TOWER HAMLETS HOMES SHADOW BOARD</b>	<b>1 - 4</b>	

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# Agenda Item 3.1

<b>Committee</b> General Purposes	<b>Date</b> 29 <sup>th</sup> May 2007	<b>Classification</b> Unrestricted	<b>Report No:</b>	<b>Agenda No:</b>
<b>Report of:</b> Director of Housing Management		<b>Title:</b> Tower Hamlets Homes Shadow Board		
<b>Author:</b> Maureen McEleney		<b>Wards affected:</b> All		

## 1 Summary

- 1.1 In February 2007 the Cabinet agreed a report on the Housing Investment Strategy. The decision on this included agreement to the setting up of an ALMO (Arms length Management Organisation) to manage the Councils' homes. This involves the setting up of an ALMO Company and Board structure. The company has been named "Tower Hamlets Homes" and the Board is to comprise 5 Councillors, 3 Tenants, 2 Leaseholders and 5 Independents.
- 1.2 This report sets out the actions needed by the General Purposes Committee to establish a Board for Tower Hamlets Homes.

## 2. Recommendations

That the Committee:

- 2.1 Nominates the 5 Council Representatives on a proportionate basis to the Shadow Board of Tower Hamlets Homes (3 Majority Group, 1 Respect, 1 Conservative);
- 2.2 Appoints a Sub-Committee of 7 Members called the ALMO Board Selection Panel on a proportionate basis (4 Majority Group, 1 from each of the Minority Groups) to appoint the 5 Resident members and 5 Independent members of the Shadow Board of Tower Hamlets Homes.

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### LOCAL GOVERNMENT ACT 2000 (SECTION 97)

#### LIST OF "BACKGROUND PAPERS" USED IN THE PREPARATION OF THIS REPORT

Brief description of "background papers"	Tick if copy supplied for register	If not supplied, name and telephone number of holder
		1

### **3. BACKGROUND**

- 3.1 In February 2007 Cabinet considered a report on the Housing Investment Strategy which included the delivery of Decent Homes in the Borough. The report concluded that where estates do not transfer under the Housing Choice process, an Arms Length Management Organisation (ALMO) is the best option to secure investment. It does not generate the level of resources and benefits stock transfer can bring but can lead to the delivery of decent homes through the Governments Decent homes programme.
- 3.2 The 2006 Decent Homes bidding round was the last round to provide a certain funding stream. Cabinet at its meeting on the 2<sup>nd</sup> August 2006 agreed to submit a bid to DCLG for £192.2m of decent homes funding through the ALMO route in order to maximise the Councils options. The result of this application is currently awaited.
- 3.3 The February 2007 Cabinet report included a recommendation to set up an Arms Length Management Organisation (ALMO) called Tower Hamlets Homes to manage the retained housing stock on its behalf and this was agreed by Cabinet.
- 3.4 The Cabinet also agreed to set up a Board for Tower Hamlets Homes which would comprise 5 Councillors, 5 Residents (3 Tenants and 2 Leaseholders) and 5 Independents.

### **4 ACTION TAKEN**

- 4.1 Since the Cabinet decision the proposed establishment of Tower Hamlets Homes has been widely reported. The Director of Housing Management has written to all tenants and leaseholders and made presentations to various organisations including the Tenants Compact. Presentations have also been made to all staff in a series of road shows.
- 4.2 The Residents Involvement Register has also continued to be developed and a range of methods have been used to inform members about the ALMO.
- 4.3 In addition the positions on the Board for residents and Independent members have been advertised in East End Life, BME publications, other local papers, and also in the National press. As a result nearly 100 applications were sent to people who enquired about joining the Board.
- 4.4 By the closing date on the 4<sup>th</sup> May 2007, 20 applications had been received.
- 4.5 It is now necessary to proceed to make appointments to the Shadow Board of Tower Hamlets Homes in order to enable the development of Tower Hamlets Homes to be progressed.
- 4.6 This is also a requirement of the DCLG who will need assurance that the process of setting up an ALMO is well underway and that all necessary

arrangements have been put in place for Tower Hamlets Homes to manage the homes before they will give consent to the transfer of the housing management under Section 27 of the Housing Act 1985.

- 4.7 Shortlisting for the 5 Resident Members and 5 Independent Members of the Shadow Board of Tower Hamlets Homes, based on clear selection criteria set out in the applications has now been concluded by officers and a final process of interviews and appointments now needs to take place.
- 4.8 In addition the appointment of the 5 Council Representatives to the Shadow Board of Tower Hamlets Homes also needs to be made.
- 4.9 All members of the shadow board are required to sign a declaration confirming their commitment to the objectives of Tower Hamlets Homes which is a condition of Board membership.
- 4.10 It is likely that interviews will be held on either 14<sup>th</sup> June or 18<sup>th</sup> June and members of the sub committee will need to be available for the afternoon and evening of the day in order to interview all candidates.

## **5. Concurrent report of the Assistant Chief Executive (Legal)**

- 5.1 The terms of reference of this committee provide that it may appoint members to outside bodies and exercise any function of the Council which is not delegated elsewhere. This facilitates the appointment of councillors to the shadow board.
- 5.2 By virtue of Section 101 Local Government Act 1972 a committee may appoint a sub committee to carry out its functions whereby the ALMO Selection Panel may be established.
- 5.3 Pursuant to the Local Authorities (Functions and Responsibilities) Regulations 2000 the Council has determined that the appointment of any individual to a body other than the authority itself shall be undertaken by the General Purposes Committee which may delegate to a sub committee the appointment of resident and independent members to the shadow board.

## **6. Comments of the Chief Financial Officer**

- 6.1 There are no financial implications directing arising from this report.

## **7. Equal Opportunities Implications**

- 7.1 The advertising was widely targeted to maximise participation. A commitment to equalities forms an essential part of the selection criteria.

## **8. Risk Management Implications**

- 8.1 The timely appointment of shadow board members is essential for meeting the

requirements of DCLG and any delay or difficulties in recruitment could impact on this.

9. **Anti Poverty Implications**

9.1 None directly arising out of this report.

10. **Sustainable action for a greener environment**

10.1 None specifically arising from this report.