

MINUTES OF A MEETING OF THE CABINET

HELD ON MONDAY, 18TH NOVEMBER, 2019 AT COUNCIL CHAMBER HACKNEY TOWN HALL, MARE STREET, LONDON E8 1EA

Present: Mayor Philip Glanville in the Chair

Councillors

Deputy Mayor Anntoinette Bramble (Vice-Chair)

Cllr Christopher Kennedy

Cllr Jon Burke

Cllr Clayeon McKenzie Cllr Guy Nicholson Cllr Rebecca Rennison Cllr Caroline Selman Cllr Carole Williams

Officers: Tim Shields, Chief Executive

Anne Canning, Group Director Children, Adults and

Community Health, CYPS

Ian Williams, Group Director of Finance and Corporate

Resources

Ajman Ali, Interim Director of Neighbourhoods and Housing Dawn Carter-McDonald, Head of Legal and Governance

Jessica Feeney, Governance Services Officer

Apologies: Councillor Feryal Clark and Councillor Sem Moema

A one minute silence was held for former Councillor Muriel Purkiss who had sadly passed away.

1.	Apologies for Absence
	Apologies for absence were received from Councillor Moema and Deputy Mayor Clark.
2	Urgent Business
	There were no items of urgent business.
3	Declarations of interest - Members to declare as appropriate

All members declared a non-pecuniary interest is respect of item 13, as a fellow

Councillor, Susan Fajana Thomas was listed for re-election as a School Governor.

Notice of intention to conduct business in private, any representations received and the response to any such representations

Noted.

5 Questions/Deputations

There were no questions/deputations.

6 Unrestricted minutes of the previous meeting of Cabinet held on 16 October 2019

The minutes of the Cabinet meeting held on the 16 October 2019, were approved as a correct record.

7 Capital Update Report - Key Decision No. FCR P98

The Mayor introduced the report.

RESOLVED:

That the re-profiling of the budgets as detailed in para 9.2 and Appendix 1 be approved as follows:

Summary of Phase 1 Reprofiling	To Re-Profile 2019/20	Re-Profiling 2020/21	Re-Profiling 2021/22	Re-Profiling 2021/22	
	£'000	£'000	£'000	£'000	
Children, Adults & Community Health	(14,258)	13,771	287	200	
Finance & Corporate Resources	(23,451)	23,451	0	0	
Neighbourhood & Housing (Non)	(6,696)	6,696	0	0	
Total Non-Housing	(44,405)	43,918	287	200	
Housing	(42,780)	42,780	0	0	
Total	(87,186)	86,699	287	200	

That the capital programme adjustments summarised below and set out in detail in para 9.3 be approved accordingly.

Summary of Capital Adjustments	Budget 2019/20	Change 2019/20	Updated 2019/20
	£'000	£'000	£'000
Non-Housing	18,138	(1,506)	16,632
Housing	44,704	(0)	44,704
Total	62,842	(1,506)	61,336

REASONS FOR DECISION

The decisions required were necessary in order that the schemes within the Council's approved Capital programme could be delivered as set out in this report.

In most cases, resources had already been allocated to the schemes as part of the budget setting exercise but spending approval was required in order for the scheme to proceed. Where however resources had not previously been allocated, resource approval was requested in this report.

8 2019/20 Overall Financial Position, Property Disposals and Acquisitions Report - Key Decision No. FCR P99

Councillor Rennison introduced the report to Members.

The Mayor advised that there was an exempt appendix at item 17. He asked members if they would like to move into an exempt session to raise any points of clarification on the exempt appendix. Members did not have any points of clarification therefor the meeting did not move into an exempt session.

RESOLVED:

- I. That the updated overall financial position for September, covering the General Fund and the HRA, and the earmarking by the Group Director of Finance and Corporate Resources of any underspend to support funding of future cost pressures and the funding of the Capital Programme be noted;
- II. That approval be given to the recommendations for acquisition of the leasehold as set out in Exempt Appendix 1 of the report;
- III. That subject to final inspection of the reconfigured works at Ivy House, 279 Seven Sisters Road, N4 for Temporary Accommodation by Property and Customer Services a lease rent of £1,090,007p.a. equating to £7,630,049 over the 7-year term and the management agreement fee of £204,376 p.a. equating to £1,430,632 over the 7-year term be agreed;
- IV. That the settlement of the Landlord's dilapidations claim in the sum of £789,000 arising from the lease dated 6 June 2013 for nil consideration be agreed;
- V. That it be noted that to pay the stamp duty (SDLT) due for the 7-year lease less a day, expected to be £81,750;
- VI. That authority be delegated to the Director of Strategic Property and the Director for Customer Services any variation to the rent and management agreement fee from any further reconfiguration of the units and any associated impact on the SDLT payment.

REASONS FOR DECISION

To facilitate financial management and control of the Council's finances and to approve the two property proposals.

9 Woodberry Down Phase 2-8 Variation to Principal Development Agreement - Key Decision No. NH Q18

The Mayor introduced the report.

Reasons for Decision

- I. The reasons for the decision had arisen out of a need to ensure that the development at Woodberry Down continued to progress in line with the target programme, and that much needed, high quality housing continued to be delivered.
- II. The partners recognised that there were a number of issues in the current variation of the PDA. Firstly, the triggers for the submission of planning applications in the current PDA were out of sync with the triggers for submission of Reserved Matters Planning Applications as set out in the masterplan. In order to bring the two documents back into alignment, both the triggers in the PDA and the 2014 masterplan needed to be revised. The variation to the PDA had introduced an obligation for the developer to carry out and bring forward future phases in a timely manner, rather than wait until certain long stop dates were reached. The partners would also be carrying out a review of the masterplan that would commence as soon as practicable.
- III. Secondly, in order for the regeneration to progress, each phase needed to be viable. Phase 3 had a high proportion of scheme costs attributed to it, including the Combined Heat and Power (CHP) system and improvements to Seven Sisters Road. In order to make the phase viable, the revision to the PDA also included an amendment to the overage clause to allow 'forecast' overage from the previous phase (in this case Phase 2) to cross-subsidise the next phase of development. This amendment, known as 'Formula 4', was intended to ensure the development could progress in line with the target programme, rather than waiting until the previous phase was fully completed before any overage could be drawn upon. To further support viability, a revised planning application which optimises Phase 3 had recently been submitted, and the remainder of the masterplan for Phases 4 to 8 would also be reviewed.
- IV. Thirdly, it was recognised that the decision making and accountability for the project could be improved. The partners had therefore proposed the introduction of a Steering Group to ensure strategic issues could be dealt with in a formal and transparent way.

The last major report to Cabinet on the Woodberry Down PDA was in December 2014. It was therefore considered timely for an update to be provided on the progress achieved on the project to date, in order to continue to adhere to the principles of good governance.

10 Inclusive Economy Strategy 2019-2025 - Key Decision No. CE Q22

Councillor Williams introduced the report to members, in doing so she thank Councillor Nicholson for all his hard work. The Mayor also echoed Councillor Williams's comments and thanked the Officer who had worked on the report.

RESOLVED:

- 1. For Cabinet to adopt the Hackney Inclusive Economy Strategy 2019-2025
- 2. For Hackney to adopt the Fairer Hackney Business Toolkit that supported the objectives of the Strategy

Reason for the decision

Why we developed the Local Inclusive Economy Strategy

When we carried out extensive community engagement to develop a new Community Strategy for our borough, we found high levels of local concern about poverty and inequality in and around the borough. As a result, we made a specific commitment in Hackney's Community Strategy to produce a new economic development strategy focused on increasing local prosperity and generating community wealth here in Hackney.

This new draft Inclusive Economy Strategy as our response. It set out in more detail our goals for economic *and* community development and place making in and around our borough, and it did this in ways that built on the strengths of the much valued existing community networks, local institutions and local businesses here in the borough.

This Strategy built on the work the Council had been doing since 2016 to actively intervene in our local economy to help make Hackney a more economically sustainable place and to drive the social and economic changes we wanted to see in the borough. It set out ways the Council was leading by example as a major local employer and also using local assets, the levers and partnerships we had to best effect to raise local prosperity and benefit everyone in our diverse community.

Our goal over the next few years was to harness the efforts of all of those involved in shaping our local economy to help create the right conditions for balanced and equitable economic development. This included those involved in education and skills, businesses, development, entrepreneurs and social enterprises. It was also essential that we drew on residents' experiences to better understand the aspirations that residents of all ages had for their working lives and their aspirations for the area they lived in as well as for town and commercial centres.

Many of the challenges in the economy were beyond our direct control and were the result of globalisation and structural changes in the labour market. As part of our strategy we set out how we would use our influence and campaign and lobby to respond to the dynamics and opportunities that arose; maximising the opportunities of existing and further devolution. We were committed to building partnerships with other local public services, local partners, neighbouring boroughs, Transport for London and the Greater London Authority and authorities and partnerships in the wider South East to achieve this, as well as working with businesses, developers and landowners that operate across the wider region, but were active in Hackney.

The Fairer Hackney Toolkit had been developed alongside the Strategy. It set out our offer to the business community, in terms of how we made it easy to do business with the Council. We also suggested a range of ways that we could work in partnership to deliver a truly inclusive economy in Hackney, by offering good quality job opportunities, inclusive employment, procurement and business practices, apprenticeships and placements as well as working more broadly together on a shared business agenda. This was being published as an appendix of the Inclusive Economy Strategy and, following approval by Cabinet would be promoted to businesses.

How we developed the strategy

The process for the development of this Strategy started with:

- Desk based research to update Hackney's Local Economic Assessment including business and enterprise, economic activity, employment and selfemployment, employment and occupations, worklessness and benefits and qualifications
- A review of wider literature on approaches to Local Economic Development and the wider policy context for this work
- Desk based reviews of recent existing insight and engagement work carried out by the Council, the Council's Scrutiny Commission Skills, Economy and Inclusive Growth and other community insight reports.

Key services across the Council responsible for economic development including the Area Regeneration Service, Employment and Skills Service and Policy and Partnerships Service (the officer group) were involved in the development of a skeleton outline for the Strategy.

This was then shared and tested at a Stakeholder Workshop hosted by Hackney Council's Skills, Economy and Growth Scrutiny Commission in March 2019 at Here East in Hackney Wick.

A full consultation draft was developed in April 2019 and shared and tested further with those services that are key to the success of the Strategy.

This work has also been influenced by ongoing collaboration with Hackney based academics from University College London's Institute for Global Prosperity and their work on Local Prosperity in neighbourhoods in East London around the Queen Elizabeth Park including Hackney Wick.

In line with Hackney's Consultation Charter, there was formal public consultation on the Draft Hackney Inclusive Economy Strategy 2019-2025 between 2nd July 2019 and 19th August 2019. The aim was to add value and complement engagement which had already taken place. In general the draft Strategy has been well received. There was broad support for putting the focus of our work on tackling inequality and poverty and for the emphasis on working with the local community to design and deliver this work. The changes we had made as result of the residents' focus group and the public consultation were relatively minor and were detailed in the Consultation section of this report.

The three intersecting priorities in the Strategy

The Strategy was structured around three intersecting, strategic priorities. Each section of the Strategy focused on one strategic priority and included wider context and analysis on the challenges now, a summary of the longer term goals and the steps we needed to take to achieve these and then a summary of work we were already doing and new or future areas of work. Our intention was that work on any one priority would have a positive impact and support the goals and the work going on under the other two priorities.

Strategic Priority 1: Support local neighbourhoods and town centres to thrive and to be inclusive, resilient places

This section celebrated the diverse, progressive, inclusive community spirit that the borough was long renowned for and acknowledged this was what made our local economy vibrant. It reflected on the enormous changes the borough and the local economy had experienced in the last fifteen years; including the growth in new businesses particularly in the highly skilled technical, creative, professional business services and the increase in the numbers of highly skilled, younger people moving in to the borough. At the same time it flagged the growing unaffordability of living and working in the borough and underlined that economic development here has not benefited everyone in our community as well as it might or led to

a balanced local economy yet. It set out how we were already taking action to help support more balanced, sustainable growth and economic development within our borough. The Council also committed to taking action to make sure the widest possible range of people here benefitted more directly from future development in the borough.

Strategic Priority 2: Champion and support local business and social enterprise in Hackney and protect and maximise the delivery of affordable workspace in the borough

This section of the strategy celebrated that local small businesses were the majority of Hackney's business base and that they played a vital role in our local economy. It reflected on the recent successes of newer tech, creative and business services sectors in Hackney's main economic centres, particularly in Shoreditch and acknowledged the importance of workspace providers and community sector organisations in Dalston. It acknowledged that these two factors had led to some specific issues in the borough including rising commercial rents and affordability issues for existing businesses, perceptions of polarisation between different types of businesses (and between businesses and residents) and the feeling that for some, the economic growth and benefits of new businesses in the borough was not benefitting as many residents and businesses as it should. It committed the Council to securing specific benefits which would benefit as many residents, communities and businesses as possible.

The Council had developed a toolkit which set out our offer to the business community, in terms of how we made it easy to do business with the Council. We also suggested a range of ways that we could work in partnership to deliver a truly inclusive economy in Hackney, by offering good quality job opportunities, inclusive employment, procurement and business practices, apprenticeships and placements as well as working more broadly together on a shared business agenda. This was being published as an appendix of the Inclusive Economy Strategy and following approval by Cabinet would be promoted to businesses.

Strategic Priority 3: Connect residents to high quality employment support and opportunities to learn new skills, get good quality well paid work and progress their career throughout their working life

This section of the strategy acknowledged that our borough had seen more new business set up here, higher rates of employment and lower levels of unemployment and economic inactivity. However, it flagged that at the same time the UK as a whole had experienced low growth in household earnings since the recession and a rise in in-work poverty. Also that the nature of employment was changing, with the rise of part-time employment and insecure forms of employment including temporary and zero hours contracts. These trends meant the London labour market was 'hollowing out', with an increasing concentration of highly skilled, well paid jobs and low-paid, low skilled service sector jobs but fewer progression opportunities in between. This section acknowledged that some groups of local residents had experienced more disadvantages in the labour market including some Black and Minority Ethnic residents, some former Looked After Children, some older workers and some disabled people. It underlined the need to continue to collaborate with the business community, education providers and local communities to widen participation and open up decent work opportunities in newer industries.

The Council was committed to making sure that all our residents saw more benefits from the employment and skills opportunities in and around Hackney. Our approach was ambitious, but we could not have the kind of impact we wanted to have on this agenda working alone.

To make a sustained impact we needed to increase not just the number but the quality and the range of employment opportunities such as apprenticeships, in and around the borough. To achieve this we needed to work more in partnership with the community, training providers, and a more diverse range of business and employers here.

This table summarised the main outcomes, objectives and actions under each of these three priorities.

Our goal is to develop an Inclusive Local Economy

Strategic priorities

Priority 1. Support local neighbourhoods and town centres to thrive and to be inclusive and resilient places.

Priority 2. Champion and support local business and social enterprise in Hackney and protect and maximise the delivery of affordable workspace in the borough.

Priority 3. Connect residents to high quality employment support and opportunities to learn new skills, get good quality, well paid work and progress their career throughout their working life.

Outcomes

A more balanced, sustainable economy with less inequalities between different neighbourhoods.

The right urban and community infrastructure that meets local need.

A greater connection between the economic opportunities in the borough and our communities.

Promoting and supporting a diverse range of local businesses and enterprises to thrive and choose to Hackney remain Supporting smaller businesses and their place in Hackney's economy, from start up to scale up.

Businesses become rooted in Hackney, investing, prospering and supporting the Council and communities create an inclusive economy.

People are better placed to secure job and business opportunities regardless of their background and they feel more positive about their prospects.

Objectives

Strategic Priority 1	Strategic Priority 2	Strategic Priority 3	
Take an area regeneration approach which creates better places for people, physically, economically, culturally and socially.	workspaces and promote the delivery of a range of	Leadership culture and improving workforce	

Support high streets and town centres to diversify and thrive.

Strengthen partnerships between public services and third sector organisations on the ground to improve reach, engagement, well being and inclusivity.

Promote digital inclusion and improve digital connectivity in town centres and in neighbourhoods around the borough.

Promote environmental sustainability, reducing emissions and improving the quality of life in town centres and neighbourhoods around the borough.

Make it easy to do business with the Council.

Ensure excellent business support and access to finance is available for local businesses.

Be the champion for local businesses making sure there voice is heard in regional and national debates about business and the economy.

Work with local businesses through the 'toolkit' to work together and create an inclusive economy in Hackney.

and protect workers rights in our own organisation and in our own supply chains.

Increase the number and diversify the range of pathways into good quality employment, offering fair pay.

Ensure these pathways are accessible to residents experiencing economic barriers and disadvantages.

Maximise opportunities arising from the devolution of the Adult Skills Budget to London, ensuring that these opportunities are inclusive, meet our skills gaps and the needs of local people.

How we will deliver the commitments this strategy

This strategy set out the strategic priorities for the Council and its work to promote inclusive economic development in and around Hackney over the next five years. It also set out high level principles for how we would collaborate with others on these priorities.

Throughout the Strategy we have signalled newer areas of work planned for the next five years. We have also said we would explore or trial new ways of delivering this work. We have deliberately not set out upfront detail on all the ways we could deliver on these priorities at the beginning of this five year period. Instead we want to collaborate and get input from key stakeholders as we design and deliver this work in different places around the borough.

Residents and other stakeholders told us during the engagement and public consultation that they wanted to see more details on how we would act on and deliver the commitments we have made in this strategy and also asked how we would better communicate new economic opportunities. We would develop a communications and engagement plan to actively promote opportunities for the local community and other stakeholders.

A steering group of senior Council Officers would monitor delivery of the actions that the Council committed to take. The Council would also report annually on progress made to the Hackney Community Strategy Partnership Board, which was our local Strategic Partnership.

The Council would also look at ways we can proactively share learning about what worked and what did not work, as we rolled out this work in places and amongst networks around the borough.

Once we have developed a new set of Inclusive Economy metrics, we would also publish these. We would use these wider measures of our local economy as a tool to help review progress made towards achieving the vision and priorities in this strategy.

DETAILS OF ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

The Hackney Community Strategy committed the Council to taking a new approach to economic and community development and to securing greater community benefits from the development and growth going on in the borough. There was no requirement on Local Authorities to engage and produce a Local Economic Development Plan or a Local Industrial Strategy.

We chose to develop this Inclusive Economy Strategy to set out the Council's strategic priorities on local economic development which would increase local prosperity and secure more community benefits from development and growth here so that everyone here could share in the successes of the local economy. It would focus our efforts on the work we believed the Local Authority was best placed to lead in our locality, in collaboration with local institutions, and our local community.

11 Review of Lea Bridge Conservation Area - Non Key Decision

Councillor Nicholson introduced the report to members.

RESOLVED:

That approval be given to the Draft Lea Bridge Conservation Area Appraisal & Management Plan (Appendix A) and Draft Lea Bridge Conservation Area Map (Appendix B) for a six week consultation with residents and other stakeholders.

REASONS FOR DECISION

This decision was required in order to ensure that the area's heritage was recognised and a full and up to date conservation area appraisal clearly set out the area's qualities and identified threats and weaknesses.

This decision was required in order to ensure that guidance was in place in the form of a management plan that provided ways to address weaknesses in the conservation area and added to its special interest and character.

This decision was required in order to ensure that the conservation area boundary accurately reflected the special character and historic context of this area and ensured that appropriate protection was in place.

DETAILS OF ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

Consideration was given to extending the Lea Bridge Conservation Area to only include the Middlesex Filter Beds to the east of the River Lea. However, this was rejected as the Millfields Recreation Grounds to the west of the existing conservation were considered to be equally important in terms of historic interest and contribution to the open setting of the historic core of 19th century buildings.

The option of doing nothing was rejected as the 2017 Conservation Areas Review identified a need to review existing conservation areas where the special architectural and historic interest justified it, in line with national legislation.

12 Proposed Brownswood Conservation Area - Non Key Decision

Councillor Nicholson introduced the report to members.

RESOLVED:

That approval be given to the Draft Brownswood Conservation Area Appraisal & Management Plan (Appendix A), Draft Brownswood Conservation Area boundary (Appendix B) and proposed Article 4 Direction for a six week consultation with residents and other stakeholders.

REASONS FOR DECISION

This decision was required in order to ensure that the area's special architectural and historic interest was recognised and a full and up to date conservation area appraisal clearly set out the area's qualities and identified threats and weaknesses.

This decision was required in order to ensure that guidance was in place in the form of a management plan that provided ways to address weaknesses in the conservation area and added to its special interest and character.

This decision was required in order to ensure that the conservation area boundary accurately reflected the special character and historic context of this area and ensured that appropriate protection was in place.

DETAILS OF ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

Consideration was given to extending the proposed Brownswood Conservation Area to include Blackstock Road. However, this was rejected as the buildings on Blackstock Road have undergone considerable alterations, particularly at ground level where there were no surviving historic shopfronts. Moreover, the boundary of the London Borough of Hackney and London Borough of Islington ran through the centre of the road, with no proposals for Islington to designate.

The option of doing nothing was rejected as the 2017 Conservation Areas Review identified a need to review existing conservation areas where the special architectural and historic interest justified it, in line with national legislation.

13	Schedule of Local Authority School Governor appointments							
	Deputy Mayor Bramble Governors for all their hard		report,	she thanked	all the	Schoo		
	RESOLVED:							
	That the Cabinet approved the following re-nominations as set out below.							
	Governing Body	Name		Date Effec	tivo			

Monday, 18th November, 2019

On-going

							re-nomination	
		Soaring	Skies	Dona	Henriques	(LA	On-going	1
		Federation		Gov)	·	•	re-nomination	
		Grasmere Prim	arv	Susar	n Fajana		On-going	1
		School	,		as (L.A Gov)	re-nomination	
		Concor			ao (2.7 t 0 0 t	,		
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14	Appoin	tments to Outsic	de Bodie	S				
	There w	vere no appointme	ents to ou	itside bo	dies.			
15	New ite	ems of unrestrict	ed urgen	t busin	ess			
	There w	vere no new items	of urgen	t husing	cc			
	I THEIC W	refer to flew items	or urgen	LDUSING	33.			
16	Exclusi	ion of the press a	and publ	ic				
		-	-					
	Mombo	re did not have	any noin	ts of ol	arification for	r itom	s 17 and 18, therefore t	·ho
		did not move into				петт	3 17 and 10, merelore t	110
		,			-			
17	2019/20 Overall Financial Position, Property Disposals and Acquisitions Report -							
	Key De	cision No. FCR F	99					
	Membe	rs did not have an	y points	of clarific	cation.			
18	Woodberry Down Phase 2-8 Variation to Principal Development Agreement - Key							
	Decision No. NH Q18							
	Membe	rs did not have an	ny points (of clarific	cation.			
19	New ite	ems of exempt ur	gent bus	siness				
1	1							

Pat Corrigan (LA Gov)

Duration of the meeting: 6.00 - 6.15 pm

There were no new items of exempt urgent business.

Ickburgh School

Mayor Philip Glanville Chair at the meeting on Monday, 18 November 2019