

## **'CALL IN' OF DECISIONS OF THE CABINET**

This form is to be used for the 'calling in' of decisions of the above bodies, in accordance with the procedure set out in Part 4 Section H.2 of the Constitution.

<b>TITLE OF MEETING</b>	Cabinet
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<b>DATE OF MEETING</b>	13 <sup>th</sup> November 2018
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<b>MINUTE No. AND TITLE OF ITEM</b>	9 – Broadwater Farm
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1. **Reason for Call-In/Is it claimed to be outside the policy or budget framework?**
- 2.

### **Outside budget and policy framework**

The decision by the Cabinet to reject a pre-demolition ballot of residents of Broadwater Farm falls outside the financial and policy framework.

It does not appear that at the time the Cabinet took its decision, the Council had yet secured an exemption from the GLA's requirement to hold a ballot. The GLA capital funding guide states in order to apply for an exemption on the grounds that a demolition is "*required to address concerns about the safety of residents*", the applicant authority must demonstrate there are "*safety issues that cannot reasonably be resolved through other means.*" As the Cabinet report from July 2018 demonstrates this was not the case, as strengthening was actively considered as an alternative. Given this, the risk of having to repay GLA capital funding needs to be considered and the fact that this was not, places the decision outside the budget framework.

Section 8.4 of the Housing Strategy says that the Council "*will work with residents at all times to make sure we are offering something that people genuinely want and that will make a real difference.*" The failure to hold a pre-demolition ballot represents a failure to fulfil this obligation.

In addition, expectations of resident engagement and empowerment have been raised to a new and higher level by the Mayor of London's ballot requirement for estate regeneration schemes. Ballots have been introduced because softer methods of consultation have been perceived to be inadequate when making decisions to demolish people's homes and to transform neighbourhoods. Therefore, the decision is out of line with the aspirations described in paragraph 4.3 of the Housing Strategy, 'Engaging and Enabling People'.

Finally, the Broadwater Farm Rehousing and Payments Policy does not comply with Paragraph 4.2 of the Housing strategy, 'Supporting the development of strong mixed communities', because:

- a) There is no guaranteed right to return for resident leaseholders who 'no longer reside in the borough'. Many of these leaseholders may need to move out of the borough due to reasons of cost.

- b) The equity loans scheme for resident leaseholders should be amended to include succession for immediate family members, rather than partners only.
- c) Rent and service charge arrears are being deducted from Home Loss payments. This is a cause of hardship to indebted households, and the deductions should be waived where the resident is adhering to an existing agreement to reduce the arrears.

#### **Additional reasons for a call-in**

The signatories to this call-in are concerned that:

1. There is an unaddressed contradiction between the stance taken in the July 2018 report that strengthening was an alternative to demolition, and the stance taken by the Cabinet in November 2018, that a lack of an alternative precluded holding a pre-demolition ballot.
2. There is clearly a view amongst Broadwater Farm residents, as evidenced by the petition noted in the Cabinet report, that the assurances given in the consultation are inadequate and cannot be relied on.
3. There is a possibility that these sites could be left in 'limbo' if a decision to demolish is taken and a post-demolition ballot leads to proposals for rebuilding being rejected.
4. That the Cabinet report referenced the decision having "significant financial implications" as a reason not to hold a ballot prior to demolition. The same could be said of almost any major redevelopment, therefore this appears to create a precedent that could be used not to hold ballots at any point in the future.
5. There are reports that some residential leaseholders are having to move into the private rented sector.

### **3. Variation of Action Proposed**

1. That an additional ballot should be held of the residents of Broadwater Farm on the principle of demolishing and rebuilding Tangmere and Northolt with strengthening the two blocks as the alternative.
2. The Broadwater Farm Rehousing and Payments Policy should be amended to deal with the points raised above.

**Signed:**

Councillor: ..... (Please print name): .....

**Countersigned:**

1. Councillor: ..... (Please print name): .....

2. Councillor: ..... (Please print name): .....

3. Councillor: ..... (Please print name): .....

4. Councillor: ..... (Please print name): .....

**Date Submitted:**

**Date Received :**

(to be completed by the Democratic Services Manager)

Notes:

1. Please send this form to:

Ayshe Simsek(on behalf of the Proper Officer)  
Acting Democratic Services and Scrutiny Manager  
5th Floor  
River Park House  
225 High Road, Wood Green, London N22 8HQ  
Tel: 8489 2920  
Fax: 020 8881 5218

This form must be received by the Acting Democratic Services and Scrutiny Manager by 10.00 a.m. on the fifth working day following publication of the minutes.

2. The proper officer will forward all timely and proper call-in requests to the Chair of the Overview and Scrutiny Committee and notify the decision taker and the relevant Director.
3. A decision will be implemented after the expiry of ten working days following the Chair of Overview and Scrutiny Committee's receipt of a call-in request, unless a meeting of the Overview and Scrutiny Committee takes place during the 10 day period.
4. If a call-in request claims that a decision is contrary to the policy or budget framework, the Proper Officer will forward the call-in requests to the Monitoring Officer and /or Chief Financial Officer for a report to be prepared for the Overview and Scrutiny Committee advising whether the decision does fall outside the policy or budget framework.