

Executive - 19 March 2020

Minutes of the meeting of the Executive held at Committee Room 4, Town Hall, Upper Street, N1 2UD - Islington Town Hall on 19 March 2020 at 7.00 pm.

Present: **Councillors:** Watts, Champion, Comer-Schwartz and Ward

Councillor Richard Watts in the Chair

700 APOLOGIES FOR ABSENCE

Apologies were received from Councillors Burgess, Gill, Shaikh and O'Halloran, a number of whom were following government guidance to self-isolate.

701 DECLARATIONS OF INTEREST

None.

702 MINUTES OF PREVIOUS MEETINGS ON 6 FEBRUARY AND 27 FEBRUARY 2020

RESOLVED:

That the minutes of the meetings on 6 February and 27 February 2020 be agreed as a correct record and the Chair be authorised to sign them.

703 APPOINTMENT OF DIRECTORS TO ISLINGTON LIMITED (ICO)

RESOLVED:

2.1 That Cllr Rowena Champion, Cllr Satnam Gill, Keith Townsend and Caroline Wilson be appointed as directors of Islington Ltd.

2.2 That the Leader of the Council be authorised to sign the appended Shareholder Resolution.

Reason for decision – to allow appointments to the board of Islington Ltd.
Other options considered – none other than as specified in the report.
Conflicts of interest/dispensations granted – none.

704 **APPOINTMENTS MADE BY THE EXECUTIVE**

RESOLVED:

That Councillor Satnam Gill be appointed as a deputy to the Associated Joint Committee – London Councils' Grants Committee, for the remainder of the municipal year 2019/2020, or until successors are appointed be agreed.

Reason for decision – to maintain up to date membership of the London Council's Grants Committee.

Other options considered – none other than as specified in the report.

Conflicts of interest/dispensations granted – none.

705 **BUDGET MONITORING REPORT INCLUDING ALLOCATION OF CONTINGENCY AND CAPITAL FUNDING**

RESOLVED:

- 2.1 That the forecast revenue outturn for the General Fund (Table 1 of the report) of an overall underspend of (-£3.318m) compared to a forecast underspend of (-£1.973m) in the previous reported position (Section 3 of the report) be noted.
- 2.2 That management action is required over the course of the financial year to bring forecast overspends back to within agreed cash limited budgets where possible (paragraph 3.2 of the report) be noted.
- 2.3 That, as agreed in the 2020/21 budget report, that any underspend on the 2019/20 General Fund budget at the end of the financial year will be transferred to General Fund reserves and balances in order to improve the financial resilience of the Council (paragraph 3.4) be noted.
- 2.4 That the breakdown of the forecast General Fund outturn by individual variance at Appendix 1 and by service area at Appendix 2 of the report be noted.
- 2.5 That the schedule of additional budget risks that are not included in the current forecasts (paragraph 3.3 and Appendix 3 of the report) be noted.
- 2.6 That the back pay of out of hour premiums to colleagues in the Cleaning Service that had not been applied since the service moved back to Islington in October 2010 be agreed and that this is included in the forecast outturn position be noted (paragraph 4.12 of the report).
- 2.7 That the latest position on the delivery of the agreed 2019/20 to 2022/23 savings programme and on the earmarked corporate transformation reserve (Section 5, Table 2 and Appendix 4 of the

report) be noted.

- 2.8** That the now secured savings classified as 'Closed' can be removed from the savings tracker (paragraph 5.2 and Appendix 4 of the report) be agreed.
- 2.9** That the HRA forecast is a net break-even position (Table 1 and Appendix 2 of the report) be noted.
- 2.10** That charges for HRA reception centres owned by the council for the purpose of providing temporary accommodation to homeless households be amended for the financial year 2020/21 to include a 5% uplift on the target rent and the introduction of a service charge which better reflects the cost of the services provided to residents (paragraphs 6.2-6.5 of the report) be agreed.
- 2.11** That the latest capital position and key capital variances with forecast capital expenditure of £132.394m in 2019/20 against the existing 2019/20 capital budget of £155.628m (Section 7, Table 3, and Appendix 5 of the report) be noted.

Reason for decision – to allow members to monitor the budget.

Other options considered – none other than as specified in the report.

Conflicts of interest/dispensations granted – none.

706

DESIGNATION OF AN AREA FOR ADDITIONAL LICENSING OF HOUSES IN MULTIPLE OCCUPATION AND SELECTIVE LICENSING (FINSBURY PARK)

RESOLVED:

- 2.1 That the evidence relating to problems being caused by poorly managed HMOs and privately rented accommodation in Finsbury Park as described in the consultation document in Appendix A of the report be noted.
- 2.2 That the outcome of the consultation process as detailed in Appendix B and the consideration of the responses to representations given in Appendix C of the report be noted.
- 2.3 That the borough of Islington be designated as an area subject to additional licensing of the following types of HMOs be agreed:
- houses and flats occupied by three or four persons who are not members of the same family and who share kitchen and/or bathroom facilities
 - buildings converted into two or more flats where the conversion

does not comply with the appropriate building standards (those applied in 1991 or later) where all the flats are privately rented and in single ownership.

- 2.4 That the ward of Finsbury Park be designated as an area subject to selective licensing be agreed.
- 2.5 That the standard licence conditions set out in Appendices E1 and E2 of the report be agreed and that the Corporate Director of Environment and Regeneration be authorised to make variations to the standard conditions be agreed.
- 2.6 That the revised HMO standards in appendix F of the report be agreed and that the Corporate Director of Environment and Regeneration be authorised to make variations to HMO standards be agreed.
- 2.7 That the proposed fee structure in Appendix G of the report be agreed and that authority to delegate any changes in the fee structure to the Corporate Director of Environment and Regeneration be agreed.

Reason for decision – To help deliver the council’s Housing Strategy and ‘Building a Fairer Islington’ commitment.

Other options considered – none other than as specified in the report.

Conflicts of interest/dispensations granted – none.

707 **BUSINESS RATES RETAIL RELIEF AND PUB RELIEF SCHEMES - 1
APRIL 2020 TO 31 MARCH 2021 AND SUBSEQUENT FINANCIAL
YEARS**

RESOLVED:

- 2.1 (a) That Retail Relief be awarded to qualifying businesses be agreed. The value of this relief to be set at the value the government will reimburse the Council for in any particular financial year.

(b) That Retail Relief will be applied in accordance with and to the qualifying businesses the government identifies in its guidance be agreed. Such guidance is typically provided by the Ministry of Housing, Communities & Local Government (MHCLG) in the “Business Rates Information Letters” they publish. For reference a copy of the guidance in respect of the financial year 2020/2021 is contained in Appendix C of this report.

(c) That the Islington Retail Relief Scheme as set out in Appendix A of the report be agreed.

- 2.2 (a) That Pub Relief be awarded to qualifying businesses be agreed. The value of this relief to be set at the value the government will reimburse the Council for in any particular financial year.
- (b) That Pub Relief will be applied in accordance with and to the qualifying businesses the government identifies in its guidance be agreed. Such guidance is typically provided by the Ministry of Housing, Communities & Local Government (MHCLG) in the "Business Rates Information Letters" they publish. For reference a copy of the guidance in respect of the financial year 2020/2021 is contained in Appendix D of this report.
- (c) That the Islington Pub Relief Scheme as set out in Appendix B of the report be agreed.
- 2.3 That the value and qualifying criteria for both Retail Relief and Pub Relief Schemes may vary in future so that the Council's schemes exactly match the value and criteria set out by and reimbursed by the Government in respect of any financial year be agreed.
- 2.4 That the Director of Financial Operations and Customer Services be authorised to make any necessary changes to the Islington Retail Relief Scheme and / or the Islington Pub Relief Scheme to give effect to any revised guidance on retail rate and / or pub relief issued by the Government be agreed.

Reason for decision – To allow the Council to apply rate relief as per the agreed schemes and to support local businesses.

Other options considered – none other than as specified in the report.

Conflicts of interest/dispensations granted – none.

708 **PROCUREMENT STRATEGY FOR SMALL WORKS, PROJECTS AND BUILDING MAINTENANCE SERVICES**

RESOLVED:

- 2.1 That the procurement strategy for small works and building maintenance services as outlined in this report be agreed.
- 2.2 That authority to delegate award of any contract via the YPO Dynamic Purchasing System (DPS) be delegated to the Corporate Director Environment and Regeneration in consultation with the appropriate Executive Member be agreed.

Reason for decision – to enable small works and maintenance to be carried out in a cost effective way.

Other options considered – none other than as specified in the report.

Conflicts of interest/dispensations granted – none.

709 **CORPORATE ASSET STRATEGY**

RESOLVED:

- 2.1 That the work undertaken in the last six months to identify ways to strengthen the Council's approach to the management of its non-housing property and asset base be noted.
- 2.2 That a corporate asset strategy would help ensure a joined-up approach across the Council's total asset base, and would not impact plans to accelerate the Council's house building programme be noted.
- 2.3 That the development of a 10-year corporate asset strategy, to be finalised and published in late 2020 be agreed.
- 2.4 That the strategy will incorporate the following, be agreed:
 - a) a core strategy designed to build assets that enable Islington to become a fairer place and provide a key enabler for the Fairer Together & Inclusive Economy programmes, as well as delivering modern workspaces and maximising the return from the Council's commercial assets
 - b) the creation of a Council-wide and joined-up asset governance framework, comprising new Corporate Asset Development and Major Projects Delivery Boards, an enhanced New Homes Board, and an aligned and strengthened Borough Investment Panel
 - c) the creation of a new operating model to deliver a stronger core, comprising a new senior leadership role, consolidation and strengthening of resources into a new Corporate Landlord function, and a joint working approach with housing capital delivery functions
 - d) an asset management plan to support delivery of a modern, fit for purpose estate, underpinned by investment in a new asset management system, comprehensive condition and land use/lease data, and an initial capital investment to tackle the repairs backlog and complete part-funded schemes
 - e) the design and implementation of a rolling asset review process, designed to ensure that the Council's buildings and other physical assets are utilised to deliver effective, value for money services as well as maximising social and commercial value
 - f) a corporate category management approach in relation to the procurement of property and construction related professional services

and contractors, to maximise value for money and social value, and to manage Brexit related risks

g) a comprehensive 10-year capital programme, underpinned by a long term investment strategy and robust treasury management approach.

- 2.5 That the Transformation Reserve will be used to fund the implementation of the strategy as well as initial funding for the new Chief Officer post, pending the development of a long-term funding solution, at an estimated cost of £750,000 be agreed.

Reason for decision – to improve the management of the council’s property assets and support the new build programme.

Other options considered – none other than as specified in the report.

Conflicts of interest/dispensations granted – none.

710 **UNIVERSAL CREDIT SCRUTINY - EXECUTIVE MEMBER'S RESPONSE TO THE RECOMMENDATIONS OF THE POLICY AND PERFORMANCE SCRUTINY COMMITTEE**

RESOLVED:

- 2.1 That the recent developments relating to Universal Credit as set out in Section 4 of the report be noted.
- 2.2 That the Council’s proposed response to take forward those recommendations that require a government response, as set out in Section 5 of the report be agreed.
- 2.3 That the proposed actions we will take to address the recommendations of the Scrutiny Committee that require a local response, as set out in Section 6 of the report be agreed.

Reason for decision – to respond to the scrutiny committee’s recommendations.

Other options considered – none other than as specified in the report.

Conflicts of interest/dispensations granted – none.

711 **REPLACEMENT OF WET RISER MAIN SYSTEM TO MICHAEL CLIFFE HOUSE**

RESOLVED:

That a contract be awarded to AJS Ltd for the replacement of the wet riser main and ancillary works to Michael Cliffe House in the sum of £2,176,667.23 be agreed.

Reason for decision – to ensure that urgent fire safety measures can be implemented.

Other options considered – none other than as specified in the report.
Conflicts of interest/dispensations granted – none.

712 **REPLACEMENT OF WET RISER MAIN SYSTEM TO MICHAEL CLIFFE HOUSE - EXEMPT APPENDICES**

Noted see Minute 711 for details.

MEETING CLOSED AT 7.15 pm

CHAIR