



City of Westminster

# Follow On Agenda

Title:

**Housing, Finance and Customer Services Policy & Scrutiny Committee**

Meeting Date:

**Monday 9th March, 2015**

Time:

**7.00 pm**

Venue:

**Rooms 5, 6 & 7 - 17th Floor, City Hall**

Members:

**Councillors:**

Tim Mitchell (Chairman)  
Antonia Cox  
Paul Dimoldenberg  
Peter Freeman  
Richard Holloway  
Gotz Mohindra  
Guthrie McKie  
Adnan Mohammed



**Members of the public are welcome to attend the meeting and listen to the discussion Part 1 of the Agenda**

**Admission to the public gallery is by ticket, issued from the ground floor reception at City Hall from 6.00pm. If you have a disability and require any special assistance please contact the Committee Officer (details listed below) in advance of the meeting.**



**An Induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter. If you require any further information, please contact the Committee Officer, Reuben Segal.**

**Telephone: 020 7641 3160; email:**

**rsegal@westminster.gov.uk**

**Corporate Website: [www.westminster.gov.uk](http://www.westminster.gov.uk)**

**Note for Members:** Members are reminded that Officer contacts are shown at the end of each report and Members are welcome to raise questions in advance of the meeting. With regard to item 2, guidance on declarations of interests is included in the Code of Governance; if Members and Officers have any particular questions they should contact the Head of Legal & Democratic Services in advance of the meeting please.

## **AGENDA**

### **PART 1 (IN PUBLIC)**

#### **5. UPDATE FROM CABINET MEMBERS**

**An update from the Cabinet Member for Housing, Regeneration, Business & Economic Development on key areas within the portfolio is attached.**

**The Cabinet Member will be in attendance to answer questions from the Committee.**

**(Pages 1 - 6)**

**Peter Large  
Head of Legal & Democratic Services  
6 March 2015**



## Housing, Finance and Customer Service Policy and Scrutiny Committee Briefing

**Date:** 9<sup>th</sup> March 2015

**Briefing of:** Head of Cabinet Secretariat

**Portfolio:** Cabinet Member for Housing, Regeneration,  
Business and Economic Development

**Please contact:** Jeremy Day x 5772  
[jday@westminster.gov.uk](mailto:jday@westminster.gov.uk)

**Please find below an update on key areas of activity from the Housing, Regeneration, Business and Economic Development portfolio since the committee last met.**

### **1. Delivering Housing Renewal**

In the period since the last committee meeting there has been particular activity around the Ebury Bridge Estate, Church Street, Tollgate Gardens and Paddington Green

#### **Ebury Bridge Estate**

Planning was approved for the estate in June 2014 to deliver the scheme which includes 271 new replacement and additional homes of mixed tenure, with flats and maisonettes providing larger homes with private balconies or gardens, better layouts and storage space. The scheme delivers 99 net additional homes.

The current focus of activity relates to progressing the decanting of those parts of the estate that are required to facilitate the regeneration scheme to go ahead. 19 leaseholders and 35 tenants have now been successfully decanted off the estate so far. This leaves 48 leaseholders and 69 tenants to be decanted before we begin the regeneration programme.

In the last period officers have met with Soho Housing to seek to agree the acquisition of their homes within the estate.

Over the next quarter, I expect us to be working towards appointing a preferred development partner to deliver the redevelopment. This will be alongside continuing negotiating to acquire third party interests.

## **Church Street**

### **Luton Street**

Following the first meeting with the Luton Street Working Group and the confirmation of Bouygues UK as the preferred development partner, the project team is starting to work on more detailed plans for the site. They will be working up the details of the full planning application together with the Working Group over the coming months and holding a public exhibition on the proposals. A pre-application meeting has been held between the developer and the Council's Planning Officers.

### **Tresham House**

The modular bill contractor (WACO) will start the development of Tresham House in April with completion scheduled for November this year.

### **Improving the public realm**

A stakeholder workshop on the infrastructure project (known as Green Spine) was held on 4 February with thirty attendees including representatives from local residents, community organisations, the Church Street Future Steering Group and working groups, consultants and Council. This looked at the proposals within the Church Street Infrastructure and Public Realm Plan for Lisson Gardens and its linkages to Broadley Gardens.

### **Orchardson Show House**

The Show House being built at Orchardson Street are targeted for completion in May 2015. These homes will indicate the quality of the new homes that are delivered across the renewal areas.

### **Tollgate Garden**

The hearing date for the compulsory purchase order has been set for the 9<sup>th</sup> June subject to any objection. A2 Dominion has been confirmed as the Council's development partner and I look forward to seeing this scheme start on site as soon as possible.

### **Paddington Green**

Developers are being asked to submit their proposals by the end of the month. A preferred developer is to be selected by April/ May 2015 and planning permission is expected by October/ November 2015. The team is targeting a project on site in early 2016.

## **2. Housing Strategy 2015 – 2020**

Work has been on-going on a new Housing Strategy, in consultation with Members and officers within the Council, as well as with external partners. This will be launched in the summer for consultation.

### **3. Reorganisation**

The new department of Growth, Planning and Housing will come into full operation on 1 April 2015. The restructure to support this reorganisation is now complete and recruiting is currently underway.

### **4. BIDs**

#### **BIDs Update**

I had the second of my meetings with all of the Westminster BIDs on the 24 February, following the first meeting at the end of last year. The focus of our meeting was on crime and disorder issues.

I have received two formal property owner BID proposals - one for Leicester Square/Piccadilly Circus and one for Piccadilly/St James's. They are both from the Heart of London Business Alliance that runs the two occupier BIDs for these areas. HOLBA have asked me to run ballots on their behalf and assuming a successful ballot these will be the first two property owner BIDs in England. They will run until 2020. Like occupier BIDs they will run for a maximum of five years after which they need another BID proposal and ballot to continue into a second term. But under the legislation, they can only exist alongside an occupier BID, and so their continuation to 2020 rests upon the current occupier BID securing a further term in 2017.

#### **Bayswater BID**

The Committee asked a number of questions in relation to the Bayswater BID. There are a number of reasons why this BID did not continue into a second term and I am satisfied that we have learnt from the Bayswater experience and that in supporting the development of new BIDs in Westminster, we can apply these lessons help new BIDs to be formal and flourish.

#### **Victoria BID**

I am delighted that Victoria BID has won a second term. We announced their ballot result on 27 February and they secured an outstanding 85% majority of voters and 90% by rateable value. This is a ringing endorsement of the BID's activities and their plans for the next 5 years which I formally agreed last year.

### **5. Employment**

We will work with Job Centre Plus and local provider partners to improve the way in which residents returning from the Work Programme are assessed, signposted through the system and provided with on-going support for their journey towards employment.

**Church Street ESA pilot/LEAP:** The pilot is in delivery and two client recruitment sessions were held in February with a view to recruit up to 15 clients to the service manager's caseload.

**JSA Work Programme Leavers (funded via DWP):** recruitment for the two caseworkers was held on the 13<sup>th</sup> and 17<sup>th</sup> February. Once appointed and relevant reference and DBS checks are complete we anticipate the caseworkers to be in post by the end of March 2015.

Our long term programme of supporting 1,000 residents from renewal areas into work related activities continues . We are continuing to support the Westminster Works extension as detailed in the last update. A performance update will be available at the end of quarter 4.

We are designing and commissioning a programme that will support and inform the decision making of young people aged 16-24 when moving into employment, education and training. This will include an online resource and a consultation with 250 young people.

The design specification for the resource has been sent out to the market and contracts will be awarded by mid-March. Finalisation of the written content is in progress. We anticipate the video content will be delivered by a group of young people and we are in discussion with a local FE provider and community engagement training provider on how established groups of their young people can be involved in the delivery of this aspect of the project.

### **Tri-borough Employability passport**

This project is on track and a performance update will be available at the end of the next quarter. Preparations are starting for the tri-borough Employability Passport Awards ceremony that will take place in Q1 of 15/16 and will celebrate the achievements of participating schools and students.

### **Recruit London**

Up until the end of Q3 14/15 the Recruit London programme has supported 225 residents into work since April 2014. End of year performance will be available at the end of April 2015.

We have secured funding through the New Homes Bonus to support delivery of the programme until summer 2016 and will begin the reconfiguration of new delivery agreements with Cross River Partnership in March.

### **Apprenticeships**

As an employer, under our main apprenticeships programme, run with the London Apprenticeship Company, the City Council has recruited 46 young people to internal apprentice positions since the beginning of the programme in April 2013 to date (end January). There are currently 23 apprentices placed with the Council.

A potential barrier for young people in accessing this offer is the eligibility criteria for a typical apprentice position of five GCSEs A\*-C. We are therefore looking at ways of widening the placement offer in future to better provide training and work experience for young people in Westminster who are not in education, employment or training and who may not have high-grade GCSEs.

Following the recent staff restructure, we will be helping our service managers to take on more young people into training and apprenticeships and to facilitate the sustainment of placements once recruited. We will support managers and their teams

to work more effectively with young people on a daily basis so that we can address the challenges young people face in a complex working environment such as the Council.

In addition, Westminster's Education Business Partnership in Children's Services and our Section 106 Planning conditions are working to achieve apprenticeship placements of young people with private sector employers (such as Land Securities NOVA and Zig-Zag developments in Victoria), but figures for apprentices via such third party employers will not be gathered until the end of the financial year.

## **6. Enterprise Space**

Under Better City Better Lives the City Council committed to identify the location and commence work to establish a new enterprise hub in the north of the city to support startups and micro businesses. There has been a range of activity in paving the way for new enterprise hubs in the north of the city, as detailed below:

### **Venture #382**

This pop-up enterprise space has now opened at Church Street, initially supporting start-up businesses on the HELP Enterprise programme. Enterprise support workshops will also be hosted at the space over the coming weeks targeted at local residents. Vital Regeneration is managing the space, and will be working with the Council's Communications team to raise awareness of the initiative locally.

### **High Streets Fund**

The GLA has awarded the Council £585,000 to support Harrow Road economic development initiatives. This funding will support creating new workspace and reinforce there popularity of GWS which is 100% let to over 100 small creative industry businesses. The GLA High Streets Fund money can also provide resources to create additional commercial space at Maida Hill Place.

### **Maida Hill Place**

Maida Hill Place has designed a business support programme called 'IncubEAT' for food entrepreneurs as part of the Places of Work programme and will begin delivery in March 2015. It will comprise of training, mentoring, access to finance and creating supply chain opportunities for 100 food businesses over the next year. This will complement Maida Hill Place's existing offer of affordable kitchen and pop-up restaurant space.

## **7. Economic Development Strategy**

I will be releasing a consultation draft of the Councils Economic Development Strategy in summer of this year. The employment and enterprise components of this strategy are largely complete. The strategy will link into the West End Partnership vision and proposals – which will be an important component of the CXouncils Economic Development and growth plans. In relation to the enterprise strategy, officers will be engaging with a wide range of external organisations including the Federation of Small Business, London Chamber of Commerce and many others to seek their views on the draft priorities and actions and gain their endorsement of the strategy.

## **8. Business Information Points**

Business Information Points continue to provide business support services for over 10,000 people each year. Led by Westminster Libraries, their primary methods of support include the provision of high quality business information (trade journals, books and business databases), business events and research services. In the most recently reported quarter (Q2 2014-15), they exceeded their targets, having 2,837 in-library participations, 9,210 online business database usages and 11 business events which had 258 attendances. The current delivery agreement finishes in March 2015. The EDU has met with the Business Information Points team to identify and prioritise ways in which BIPs could be improved from April 2015 onwards. The next stage is to work with the operational team to design and support a 2015-17 programme.