

Decisions of the Assets, Regeneration and Growth Committee

25 March 2019

Members Present:-

Councillor Daniel Thomas (Chairman)
Councillor Gabriel Rozenberg (Vice-Chairman)

| | |
|------------------------------|-------------------------|
| Councillor Richard Cornelius | Councillor Sara Conway |
| Councillor Peter Zinkin | Councillor Prager |
| Councillor Ross Houston | Councillor Sarah Wardle |
| Councillor Geof Cooke | |

Apologies for Absence

Councillor Kath McGuirk

1. MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the meeting held on the 27th November 2018 be approved as a correct record.

2. ABSENCE OF MEMBERS

Councillor McGuirk sent her apologies and was substituted by Councillor Alison Moore.

3. DECLARATIONS OF MEMBERS DISCLOSABLE PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS

Councillor Houston declared a non-pecuniary interest in relation to item 10 – Grahame Park PDA Variations by virtue of being a shareholder of £1 Of Genesis Housing Association.

Councillor Zinkin declared a non-pecuniary interest in relation to item 13- Pinkham Way Strategic Outline Business Case by virtue of being a representative for the North London Waste Authority.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

Ms Emmanuel made a public comment in relation to item 14 on the agenda (Brent Cross Cricklewood Quarterly Update).

Details of the public question and response were circulated in advance of the meeting. An oral response was given to the supplementary questions at the meeting.

6. MEMBERS' ITEMS (IF ANY)

The Director of Growth provided an update to Councillor Houston's members item on the North Finchley Town Centre Regeneration Partnership Board. The Committee were informed that documents were now ready to be signed and it was anticipated this would be completed by the end of the week. After this time invitations to invite residents to apply to join the Board would be sent out.

The Committee agreed that if the process was due to take longer than a week, a position statement would be published on the website to notify all stakeholders on the status of the project.

7. BURNT OAK BROADWAY FLATS ROOFTOP DEVELOPMENT OUTLINE BUSINESS CASE

Senior officers confirmed that residents would not have to move out of Burnt Oak Broadway flats whilst the development took place, but that there would be some disruption due to noise and dust.

Following consideration of the item, the Chairman moved to vote on the recommendations as set out in the report. The Committee unanimously agreed the following recommendations:

RESOLVED that:

- 1. The Committee noted and approved the Outline Business Case for the Burnt Oak Broadway Flats Rooftop Development, attached at Appendix 1 and to delegate authority to the Deputy Chief Executive to approve the Final Business Case.**
- 2. Delegate authority to the Deputy Chief Executive to agree the final contract sum within the parameters of the approvals and business case and subject to the public procurement rules.**

8. ARG DELIVERY PLAN 2019/20

The Head of Estates confirmed that work was being undertaken to align the budget of the Burnt Oak library with the corporate budget for all other libraries.

Following consideration of the item, the Chairman moved to vote on the recommendations as set out in the report. The votes were recorded as follows:

| | |
|---------|---|
| For | 6 |
| Against | 0 |
| Abstain | 4 |

RESOLVED that:

That the Committee approve the Delivery Plan 2019/20 as set out in Appendix B.

9. DEVELOPMENT PIPELINE - ESTABLISHING NEW SITES FOR CONSIDERATION

The Committee requested a regular update report on this item be added to the forward programme.

The Committee noted that a paper would be taken to Policy and Resources Committee for a number of Environment Committee assets and these could then be added to the list of sites.

Following consideration of the item the Chairman moved to vote on the recommendations as set out in the report.

Votes were recorded as follows:

| | |
|---------|---|
| For | 6 |
| Against | 0 |
| Abstain | 4 |

RESOLVED that:

1. That Committee approves the list of assets for review in figure 2 and figure 3.
2. That Committee approves the proposed process for reviewing the potential of sites in figure 1.
3. That Committee approves the principle of developing the assets listed in figure 2 and figure 3, and that they be considered for allocation as development sites within the forthcoming Local Plan.
4. That Committee approves the principle that detailed feasibility studies are undertaken, as required, to enable the potential of all sites to be assessed, and delegates the commissioning of all such work to the Head of Estates.

10. GRAHAME PARK: PDA VARIATION UPDATE

Following discussion of the item, Councillor Houston moved a motion to vote on the 3 PDA variations in recommendation 1 separately, this was seconded and unanimously agreed by the Committee.

The votes were recorded as follows and it was RESOLVED that:

1. That the Committee agrees in principle the proposed PDA variations at 2.14 (with consequential and updating amendments) and authorises the Deputy Chief Executive, in consultation with the Chairman of the Committee to agree the final deed of variation.

| | |
|---------|---|
| For | 6 |
| Against | 0 |
| Abstain | 4 |

2. That the Committee agrees in principle the proposed PDA variations at 2.15 (with consequential and updating amendments) and authorises the Deputy Chief Executive, in consultation with the Chairman of the Committee to agree the final deed of variation.

| | |
|---------|---|
| For | 6 |
| Against | 0 |
| Abstain | 4 |

3. That the Committee agrees in principle the proposed PDA variations at 2.18 (with consequential and updating amendments) and authorises the Deputy Chief Executive, in consultation with the Chairman of the Committee to agree the final deed of variation.

| | |
|-----|----|
| For | 10 |
|-----|----|

| | |
|----------------|----------|
| Against | 0 |
| Abstain | 0 |

4. That the Committee agrees that should it be necessary to underwrite the demolition costs at 2.15, that this is referred to the Policy and Resources Committee for approval.

| | |
|----------------|-----------|
| For | 10 |
| Against | 0 |
| Abstain | 0 |

11. HOUSING REVENUE ACCOUNT (HRA) ACQUISITIONS (PHASE 2)

The Committee requested that where possible, residents were supported in finding suitable accommodation within the Borough of Barnet.

Following consideration of the item, the Chairman moved to vote on the recommendations as set out in the report.

Votes were recorded as follows:

| | |
|----------------|----------|
| For | 6 |
| Against | 0 |
| Abstain | 4 |

RESOLVED that:

1. That the Committee approve the business case for the acquisition of on the acquisition of up to or in the region of a further 82 properties purchased from Q1 2019/20 onwards funded through HRA borrowing as outlined in Appendix A, subject to approval of the capital budget of £31 million at Policy and Resources Committee.
2. That the authorisation of purchases of individual properties for HRA Acquisitions Programme (Phase 2) is delegated to the Deputy Chief Executive.

12. QUARTER 3 2018/19 ASSETS, REGENERATION AND GROWTH PERFORMANCE REPORT

Senior officers informed the Committee that staff had now all been provided dates for moving to the Colindale Office. Businesses within the local area had also been informed, in order to give them adequate time to plan for the increase of staff in the area.

The Head of Estates confirmed that a project team had been set up to deal with existing the NLBP leases.

RESOLVED that:

The Committee reviewed the financial, performance and risk information for Q3 2018/19 and any referrals to Policy and Resources Committee or Financial Performance and Contracts Committee in accordance with the terms of reference of these Committees.

13. PINKHAM WAY STRATEGIC OUTLINE BUSINESS CASE

Following discussion of the item, Councillor Cooke proposed the motion to amend recommendation 2 of the report to the following 'Approve the progression of the project towards planning and outline business case stage to be brought back to the Assets, Regeneration and Growth Committee.' The motion was seconded by the Chairman and unanimously agreed by the Committee.

The Chairman then moved to vote on the recommendations as set out in the report, plus the amendment to recommendation 2 outlined above.

Votes were recorded as follows:

| | |
|---------|---|
| For | 6 |
| Against | 0 |
| Abstain | 4 |

RESOLVED that the Committee:

- 1. Noted and approved the Strategic Outline Business Case for the Pinkham Way project proposals, attached at Appendix 1.**
- 2. Approve the progression of the project towards planning and outline business case stage to be brought back to the Assets, Regeneration and Growth Committee.**

14. BRENT CROSS CRICKLEWOOD- QUARTERLY UPDATE

The Committee noted that the re-location of Donoghues required the input of many stakeholders for the process to be completed. Barnet Council, The Environment Agency and the GLA would need to work together to implement the re-location.

Councillor Cooke requested the Committee be provided with an update on the West London Orbital Plans. The Deputy Chief Executive said the papers from the quarterly update of the West Economic Prosperity Board could be circulated to Members. The Deputy Chief Executive said the first stage of the report outlining the proposal for step free access at the station was due on the 3rd April and an update would be provided to Members. The 2nd stage of the process would then need to be conducted during the summer. An update would be provided to the Committee within the June report.

The Committee unanimously noted the recommendations set out in the report:

RESOLVED that:

The Committee notes the progress made across the scheme since the last committee on 27 November, including the entering into the Implementation Agreement Contract with Network Rail (paragraph 1.2); agreement of a revised funding package for the Thameslink Station and critical infrastructure and the commissioning of Schedule 2 (Rail Systems and Sidings) works as set out in paragraph 1.9; entering into contract with Grahams in respect of the Train Operating Compound, (paragraph 1.19) and Waste Transfer Station enabling and demolitions works (paragraph 1.22), and the required Asset Protection Agreement with Network Rail (paragraph 1.19).

15. TW3 - PARKING LEASES AND LICENSES

The Head of Estates explained that the family services and adult's department would be prioritised in terms of the available parking spaces nearest the Colindale office. Departments would be managing the issuing of permits to staff themselves and the use of spaces as designed, would be monitored and feedback to Senior Officers.

Following discussion of the item, the Chairman moved to vote on the recommendations as set out in the report.

Votes were recorded as follows:

| | |
|---------|---|
| For | 6 |
| Against | 0 |
| Abstain | 4 |

RESOLVED that:

1. That the Committee agrees to lease 100 spaces from the RAF Museum for a 10-year period at a cost as discussed in attached Appendix 1.
2. That the Committee agrees to a 2-year licence for 90 spaces at Platt Hall, Middlesex University at a cost as discussed in attached Appendix 3.
3. That the Committee agrees to 1-year licence for 50 spaces located at Morrisons, Colindale as discussed in attached Appendix 4.
4. That the Committee agrees to 1-year licence for 100 spaces in the RAF Customer Car Park during term-time as discussed in attached Appendix 5.
5. The Committee agrees for delegated authority to be given to the Assistant Director of Estates to settle and complete parking licences and leases outlined in this paper including any variations to the terms (other than rent and licence fees).

16. COMMITTEE FORWARD WORK PROGRAMME

The Chairman notified the committee that officers would be working towards populating the forward work programme for 2019/20.

Councillor Cooke requested an update report on the development pipeline sites be added to the September meeting. This was agreed by the Committee.

17. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT

None.

18. MOTION TO EXCLUDE THE PRESS AND PUBLIC

It was unanimously agreed to move the motion to exclude the press and public was agreed in order to discuss the exempt item on the agenda. **RESOLVED** that under Section 100A (4) of the Local Government Act 1972 the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 2 and 7 of Part 1 of Schedule 12A of the Act (as amended).

19. GRAHAME PARK PDA VARIATIONS - EXEMPT

RESOLVED - that the information contained in the exempt report be noted.

20. TW3 - PARKING LEASES AND LICENSES

RESOLVED - that the information contained in the exempt report be noted.

21. ANY OTHER EXEMPT ITEM(S) THAT THE CHAIRMAN DECIDES ARE URGENT

None.

Meeting finished at 20.50