

Decisions of the Assets, Regeneration and Growth Committee

13 June 2019

Members Present:-

Councillor Richard Cornelius (Chairman)
Councillor Sarah Wardle (Vice-Chairman)

Councillor Daniel Thomas	Councillor Geof Cooke
Councillor Gabriel Rozenberg	Councillor Sara Conway
Councillor Peter Zinkin	Councillor Kath McGuirk
Councillor Ross Houston	Councillor Alex Prager

1. MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the meeting held on the 25th March 2019 be approved as a correct record.

2. ABSENCE OF MEMBERS

None.

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

Councillor Wardle declared a non-pecuniary interest in relation to item 7 – End of Year Performance Report - by virtue of being a resident of West Hendon Estate and her employer carrying out activities on behalf of Barrett.

Councillor Wardle declared a non-pecuniary interest in relation to item 10 – The Annual Regeneration Report - by virtue of her employer carrying out activities relating to parts of the regeneration in the borough.

Councillor Houston declared a non-pecuniary interest by virtue of being a council appointed member of the Barnet Group Board.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

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)

None.

7. END OF YEAR PERFORMANCE REPORT 2019/20

The Director of Growth introduced the End of Year Performance report which provided an annual overview of the Assets, Regeneration and Growth Committee priorities in the corporate plan 2018/19, including budget out-turns, performance on activities and key indicators and any high-level risks.

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:

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

8. 22 EDGEWORTH AVENUE, NW4

The Director of Growth introduced the report, which notified the Committee that the property 22 Edgeworth Avenue, London, NW4 was compulsorily purchased pursuant to a report to the Cabinet Resources Committee in December 2008, however following legal challenges, appeals and further evaluation of options for the future use of the property, the most viable option identified was to sell the property at public auction.

Following discussion of the item, the Chairman, seconded by Councillor Wardle proposed to amend recommendation 1 of the report to the following:

That the Assets, Regeneration and Growth Committee authorise the sale by public auction or by private tender as appropriate, of the property identified as 22 Edgeworth Avenue, London NW4 4EH and authorise the Deputy Chief executive to agree the final terms of the sale having regard to the best of interests of the Council.

Votes on the amendment to recommendation 1 of the report were recorded as follows:

For	7
Against	0
Abstain	3

Following further consideration of the item, the Chairman moved to vote on the recommendations as set out in the report, including the change to recommendation 1 as outlined above.

The Committee unanimously agreed the following:

RESOLVED that:

1. That the Assets, Regeneration and Growth Committee authorise the sale by public auction or by private tender as appropriate, of the property identified as 22 Edgeworth Avenue, London NW4 4EH and authorise the Deputy Chief executive to agree the final terms of the sale having regard to the best of interests of the Council.

2. That the proceeds of sale are returned to the Council's Capital Programme (Empty Property Project).

9. UPPER AND LOWER FOSTERS REPORT

The Director of Growth introduced the report on Upper and Lower Fosters sites, seeking approval of the Outline Business Case to deliver 217 additional mixed tenure homes.

Following consideration of the item the Chairman, with unanimous agreement of the committee moved the motion to amend recommendation 3 of the report to the following:
That the committee (1) approves the Outline Business Case appended to this Report and (ii) notes that the Full Business Case (FBC) for this development and (iii) chooses the preferred delivery option which will be brought to Committee at a later date for approval.

The Chairman then moved to vote on the recommendations as outlined in the report, including the amendment to recommendation 3 as outlined above.
The Committee unanimously agreed the following:

RESOLVED that:

- 1. That the committee notes the progress of the Upper and Lower Fosters Scheme to date.**
- 2. That the committee notes the capital budget required to progress the Upper and Lower Fosters scheme to RIBA stage 4a and that this is referred to the Policy and Resources Committee for approval.**
- 3. That the committee (i) approves the Outline Business Case appended to this Report and (ii) notes that the Full Business Case (FBC) for this development and (iii) chooses the preferred delivery option which will be brought back to Committee at a later date.**
- 4. That the Committee approves the procurement strategy set out in this report and report back the final contract sum in the FBC.**

10. ANNUAL REGENERATION REPORT 2018-19

Officers introduced the Annual Regeneration Report which updated the Committee on the current policy context for growth and development, regeneration scheme achievements, challenges and progress and an update on the closedown of the Stonegrove and Spur Road regeneration scheme.

The Leader thanked all the officers involved in the regeneration schemes over the past year and commented that there had been an immense amount of development and achievements in Barnet. The Chairman noted that a total of 2232 home has been built in Barnet in 2018.

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

The Committee unanimously **RESOLVED** the following:

That Assets Regeneration and Growth Committee resolves to

- 1. Note the report.**
- 2. Give the Deputy Chief Executive delegated authority to make any non-material changes to the attached Annual Regeneration Report.**

11. GROWTH STRATEGY

The Director of Growth introduced the Growth strategy report which provided an update to the Committee on the new draft Growth Strategy. The strategy focuses on the

Council's role in driving forward growth, focusing on the areas that require intervention and ensuring growth will bring the greatest possible benefits to residents.

The Committee raised concerns about the provision of GP care in the West of the borough and how these would be dealt with. The Committee also commented on the growth of night time economy and the variation across the borough, with the need for the right mix of options to suit the residents. A distinction between evening and night time economy was also recommended.

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:

- 1. The proposed Draft Growth Strategy be approved for consultation.**
- 2. That a delivery plan be prepared to accompany the final strategy.**
- 3. The results of the consultation be reported back to this Committee together with Officer recommendations for any revisions where appropriate.**

12. HENDON REDEVELOPMENT

The Committee agreed to move this item to the end of the agenda to allow the exempt information to be discussed in private session.

13. BRENT CROSS CRICKLEWOOD UPDATE

Officers introduced the report on Brent Cross Cricklewood, which provided an update on the comprehensive regeneration of Brent Cross Cricklewood area since the last Committee meeting.

Members discussed the relocation of Donoghues and the need to find a suitable location, which would meet residents needs and be in-line with national policy. Officers confirmed that site searches within Barnet and other neighbouring boroughs were continuing and that a meeting would be held with the GLA in June for further discussions.

Members enquired as to whether improvements to travel across the borough from east to west would be part of the long-term travel strategy. Officers confirmed improvements to travel across the whole borough was a key part of the strategy.

Following discussion of the item, officers recommended a change to recommendation 5 (having regard to section 5.3.3 of the Report) and also to paragraph 1.1 of the report to the following:

Recommendation 5-

- approves in principle that the council enters into the Direct Agreement with Homes England to facilitate the Housing Building Fund Loan between BXS JVLP and Homes England to fund infrastructure and accelerate housing delivery; and

delegates authority to the Chief Executive in consultation with the Chairman of this Committee to finalise the terms and enter into the Direct Agreement with Homes England including any associated or ancillary documentation required in connection with the same.

The Committee unanimously agreed the change to recommendation 5 and to paragraph 1.1 of the report to reflect the same amendment in the interests of consistency.

The Chairman then moved to vote on the recommendations as set out in the report, including the changes to recommendation 5 and paragraph 1.1 of the report.

The votes were recorded as follows:

For	6
Against	0
Abstain	4

RESOLVED that the Committee:

- 1) notes the progress update across the scheme since the last report to the committee on 25 March 2019**
- 2) approves and authorises the Deputy Chief Executive to extend the scope of Conway Aecom's commission through the LoHAC framework to undertake the Southern Junctions Highways Works as explained in paragraphs 1.17 - 1.20 of this report;**
- 3) approves the provision of its land within BXC as security for the Homes Building Fund Loan subject to Homes England entering into the Direct Agreement within the parameters explained in this report in paragraph 1.15.**
- 4) notes that the aim of the Direct Agreement between Homes England and the council is to ensure that in the event of a breach of the loan agreement by BXS JVLP, the council retains influence over the future use of the land and delivery of the scheme.**
- 5) approves in principle that the council enters into the Direct Agreement with Homes England to facilitate the Housing Building Fund Loan between BXS JVLP and Homes England to fund infrastructure and accelerate housing delivery; and delegates authority to the Chief Executive in consultation with the Chairman of this Committee to finalise the terms and enter into the Direct Agreement with Homes England including any associated or ancillary documentation required in connection with the same.**

14. MOTION TO EXCLUDE THE PRESS AND PUBLIC

It was unanimously agreed to move the motion to exclude the press and public 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 3, 5 of Part 1 of Schedule 12A of the Act (as amended).

15. HENDON REDEVELOPMENT

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

Following discussion of the exempt item, the public were readmitted to the meeting.

Officers noted that an amendment to recommendation 3 was required, as the Capital Strategy Board has no decision-making powers. Therefore recommendation 3 should read as follows: **That the Committee agree to delegation of approval of the OBC to the Section 151 Officer.**

Following consideration of the item, the Chairman moved to vote on the recommendations as set out in the report, including the amendment to recommendation 3.

The Committee unanimously agreed the following:

RESOLVED that:

- 1. The Committee approves the overall development strategy for Hendon.**
- 2. The Committee agree to the delegation of development of Outline Business Case (OBC) & Full Business Case (FBC) to the Director of Growth & Regeneration, at an approximate cost of £275k.**
- 3. That the Committee agree to delegation of approval of the OBC to the Section 151 Officer.**
- 4. That the Committee notes that the Full Business Case for this development and the preferred delivery option will be brought to Committee in September or December 2019.**

16. COMMITTEE WORK PROGRAMME

Agreed.

17. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT

None.

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

None.

The meeting finished at 21.03