

Decisions of the Assets, Regeneration and Growth Committee

11 July 2016

Members Present:-

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

Councillor Richard Cornelius Councillor Rohit
Councillor Philip Cohen Councillor Nagus Narenthira
Councillor Geof Cooke Councillor Peter Zinkin

Apologies for Absence
Councillor Pauline Coakley-Webb

1. MINUTES OF THE PREVIOUS MEETING

It was **RESOLVED** that the minutes of the meeting held on Thursday 17 March were agreed as a correct record.

2. ABSENCE OF MEMBERS

Apologies were received from Councillor Pauline Coakley Webb. Councillor Alison Moore substituted for her.

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

Councillor	Nature of Interest	Agenda Item No.	Detail of Interest
Richard Cornelius	Non-pecuniary	19	Declared that he was formally (until 18 months ago) a Trustee of the Baxendale Association.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

Councillor Gill Sargeant made a public comment in relation to item 15 - Accommodation Office Options Review – Final Business Case. After raising her key points, Members asked questions which were responded to by Councillor Sargeant.

UNISON submitted a written comment on item 15 - Accommodation Office Options Review - Final Business Case. Members were reminded to restrict comments to text that deals with matters within the remit of the Committee. Employment related discussion would therefore not be considered.

6. MEMBERS' ITEMS (IF ANY)

None.

7. ANNUAL PERFORMANCE REPORT

The Chairman introduced the report which was followed by discussion on new housing targets and business survival rates.

Questions were raised about the timescale for making up the slippage in the development of new homes. Officers clarified that this was largely due to delays on the programme for the Dollis Valley Estate which would be made up over time. Councillor Cooke questioned the way the housing targets are presented and was keen to see net figures with voids accounted for and periods when neither old or new properties are available. Councillor Cornelius stated that data on voids is reported to Housing Committee. Officers agreed to provide more detail on the housing figures produced on page 16 of the report.

Discussion on the Entrepreneurial Barnet project focused on setting an appropriate target for business survival rates. Officers confirmed that data was based on the Interdepartmental Business Register (IDBR) which drew business data from a range of government departments. Officers agreed to provide a note setting out more detail of the datasets included. Members were informed that a piece of work on this has been commissioned, the results of which will come back to Members following the completion of the Corporate planning process.

Members agreed to note the report.

8. DEVELOPMENT OF NEW AFFORDABLE HOMES BY BARNET HOMES REGISTERED PROVIDER ("OPEN DOORS")

The Chairman introduced the report which all Members welcomed as they commented on a range of schemes within individual wards.

Councillor Cohen stated that many Councillors have visited the exhibitions in relation to individual sites and requested that where some residents were not happy with aspects of the proposals, a dialogue is continued with existing local residents. Officers agreed to this approach and reminded Members that each scheme is subject to planning approval and the normal statutory planning consultation process as this will provide the basis of the full business case for the individual schemes.

Councillor Moore commented that this had been the case with the scheme at Tarling Road whereby comments from residents were taken on board in the plans for the new development in the locality. This included opportunities to consider quick wins and work in tandem with the Environment Committee to resolve some existing parking and environmental issues for the benefit of existing communities.

Councillor Cooke also welcomed the report but queried the business case for a scheme in his ward which involved the demolition of an existing large house to provide smaller ones and asked for further details. He reiterated that he was in favour the Affordable New Homes proposal in principal. Officers agreed to liaise directly with Councillor Cooke on this scheme.

After discussion on the item, the Chairman moved to a vote on the recommendations below.

It was **RESOLVED** that Committee:

1. **Approved the outline business case (see Appendix 3) for Opendoor Homes, a subsidiary of Barnet Homes, and delegate authority to officers to make planning applications with a view to developing 150 homes for affordable rents.**
2. **Approved the location of the sites included in Phase 2 of the development programme and set out in Appendix 1.**
3. **Agreed substitution of sites in the programme is delegated to the Commissioning Director, Growth & Development, in consultation with the Chairman and subject to necessary due diligence and permissions and consultation with Ward Members.**
4. **Agreed acquisition of homes for sale on the open market that may further enable the development of sites in the programme is delegated to the Commissioning Director, Growth & Development, in consultation with the Chairman subject to necessary due diligence and permissions.**
5. **Noted a further report to approve the final Full Business Case for Phase 2 of the development programme will be brought to Committee in December 2016.**

9. OUT OF BOROUGH ACQUISITIONS

The Chairman introduced the item reminding Members that the scheme is about purchasing 38 properties in Luton and offering them for rent to Barnet Council tenants. He continued that the policy has been to Housing Committee for consideration, review and approval. The Housing Committee will also be looking at the Tenancy Strategy.

Councillor Moore expressed her concerns that whilst she understood the principle, the strategy could lead to real challenges, such as dividing communities and families. She feared that tenants could be compelled to move to Luton rather than being given the choice. In response, officers advised that there is an appeal process.

Councillor Cooke noted Housing Committee's agreement to the scheme should have been made clearer in the report to ARG Committee.

Following discussion, Councillor Zinkin asked for an amendment to clarify the recommendation and raised a motion for an amendment, which was seconded. The Chairman requested a show of hands to agree the amendment which was unanimously agreed. It was **RESOLVED**

1. **That the Committee, noting that there had been consultation with the Chairman of the Housing Committee, approve the business case for the acquisition of Out-of-Borough accommodation as outlined in Appendix A, subject to approval for the required capital expenditure from the Policy and**

Resources Committee on 1st September 2016; and that the ARG Committee's decision be reported for noting at the next Housing Committee

The vote was as follows:-

For	5
Against	0
Abstain	4

10. BRENT CROSS CRICKLEWOOD - GOWLING WLG AND BILFINGER GVA CONTRACT (PUBLIC REPORT)

The Chairman introduced the report informing Members that it related to continued procurement of specialist legal advisors.

The Commission Director for Growth and Development explained that since the original procurement, the volume of work that the legal advisors were undertaking had substantially increased as had the number of parties to the Brent Cross Agreements, and the complexity of the work,

Members questioned whether there was sufficient oversight of the quality of the work being done, and how value for money was being ensured. It was agreed that the Commissioning Director for Growth and Development would work with the Assurance Director to review the approach to contract oversight and monitoring, and make any necessary improvements.

Following discussion, the Chairman moved to a vote on the recommendations as follows:-

It was **RESOLVED:**

- 1. That the Committee approved the variation of the contract value of the existing contract between the Council and Gowling WLG's to allow the Council to make payment on costs incurred to April 2018, subject to a successful review in March 2017.**
- 2. That the Committee noted the update on the price review for both Gowling WLG and Bilfinger GVA**

The vote was as follows:

For	5
Against	4
Abstain	0

11. COLINDALE FINANCIAL ASSISTANCE FOR RAF MUSEUM SITE REDEVELOPMENT

The Chairman introduced the item which all Members welcomed and supported in view of the value the Museum currently brings to the area and the future increased opportunities for local residents and the added environmental benefits.

Following discussion, Committee **RESOLVED**:

1. Subject to the approval of the Policy and Resources Committee to:

- (i) **Approve of financial assistance totalling £500,000 to the RAF museum, phased on an agreed basis over the project period 2016-2018, released subject to confirmation by the museum that the remaining balance of the shortfall (£6,151,253) has been secured.**
- (ii) **Authorise for the Commissioning Director Growth and Development in consultation with the Chairman of the Committee to agree the details of the payment programme in conjunction with the RAF Museum**

2. Approve the above at the next meeting of the Policy and Resources Committee.

12. WEST HENDON COMPULSORY PURCHASE AND COMMUNITY CONSULTATIONS AND ENGAGEMENT UPDATE

The Chairman reminded members that officers had been asked to provide a regular update.

Committee noted the report.

13. LOCALITY STRATEGY

The Chairman introduced the Locality Strategy report advising that this item and the Accommodation Review Report are linked and will be considered in succession.

Councillor Cohen said he was concerned about the report's lack of detail on how the strategy would be delivered in different locations across the borough and questioned: how touch down spaces for staff would work, the proximity of transport links to hub locations and that there appeared to have been limited staff consultation. He was in favour of having access points for residents to receive services across the borough and of family friendly hubs.

Councillor Cooke agreed and added his concerns about use of library space. He said without a key, the attached map was unclear as the coloured guidance was not explained.

Councillor Moore voiced similar concerns regarding lack of clarity on use of multiple sites and concern on piloting the use of Golders Green Library and North Finchley Library neither of which are on major transport hubs and would like to see the strategy coming back to committee following development.

Following discussion, the Chairman asked for Members to vote on the following recommendations.

1. That the Committee acknowledges and notes the contents of the Locality Strategy;

2. That the Committee approves the preferred option for locality strategy, which is: the new Colindale offices being the principal base for officers, who will also use touchdown spaces across the borough, with a new Family Friendly hub to be developed in the east of the borough;
3. That the Committee authorises Officers to search and identify a suitable location for the new Family Friendly hub in the east of the borough;

The vote was as follows:

For	4
Against	4
Abstain	0

Chairman used his casting vote to make **5 in favour and 4 against**.

A motion to refer the item up to Full Council was moved by Cllr Cohen and seconded by Cllr Narenthira. The reasons given were:

- Insufficient detail on suitable and accessible locations.
- Insufficient staff engagement on the strategy

The Chairman duly referred the item to Full Council.

14. BRENT CROSS CRICKLEWOOD COMPULSORY PURCHASE ORDER (NO 3) AND PROJECT UPDATE

The Chairman introduced the item which would start with the regular Brent Cross Update. An overview of plans for the shopping centre would be presented by Mike McGuinness of Hammerson PLC.

Mr McGuinness thanked the Chairman and commenced by informing the meeting that that today the 11th July was a momentous day as all the legal documentation for Brent Cross North and South had been completed. The CPO Inquiry sittings were also all completed on Friday 8th July.

The presentation demonstrated to Members the significance of the scheme which would result in Brent Cross becoming one of the top 4 new shopping and leisure destinations in the UK within a new 30 acre urban community with new and upgraded transport links. The development would comprise the following:

- 300 acre mixed use regeneration plan – New London Quarter
- New Town Centre – 25 year plan
- Extended Shopping Centre
- 7,500 new homes
- Major infrastructure
- 27,000 new jobs
- 7,000 jobs in Phase 1

The Chairman welcomed the update and invited questions from members who in addition thanked Mr McGuinness for an interesting and informative presentation.

Following numerous questions and queries, the Chairman introduced the main body of the Brent Cross report and informed members that there had been minor changes to CPO the boundary taking into account land that had become part of people's gardens over time and which were no longer proposed for acquisition. He then invited discussion from members on the CPO No 3 report.

There was discussion on ways to improve access to Brent Cross and Hendon underground stations for example through bus links and bespoke bus and airport style rail shuttles. The new Thameslink station was also debated and ways to improve the walking route when the new community is established. It was agreed that Transport for London should be kept in the loop as Brent Cross develops. Councillor Cooke asked whether a transport route is being safeguarded for a potential rapid transport system and what the projection is for shoppers by car in 2021. The response was that modal shift will change constantly over time and people will begin to change the way they plan their journeys in response to Brent Cross developments for example in line with new work and leisure patterns. Currently there is no evening economy. Councillor Cornelius talked about the likely increase in cycling as permeability from the north improves as a result of a network of walking and cycling routes.

Councillor Rosenberg raised the point that in a project of this size it is important to understand the implications of fluctuations in the commercial floorspace rental market and construction costs.

Councillor Zinkin requested that Ward Councillors be invited to community meetings by Hammerson, similar to those undertaken by Argent Related. Mike McGuinness agreed to consider how best to achieve this.

Councillor Grover queried whether there are conditions attached to pre-letting agreements and was informed that a stepped approach has been adopted starting with anchor stores, which are the draw for other retailers, and moving on to major space users.

Councillor Cooke asked whether the North London Waste Authority's (NLWA) plans to relocate the rail transfer station at Hendon would interfere with development plans for the Brent Cross area. Officers responded that this had been factored into the timetable. Councillor Cooke also asked for the meeting to note that NLWA's Pinkham Way site - which had previously been considered for residual waste management facilities - will remain allocated for employment uses, even though expansion of the Edmonton plant is proposed.

Following discussion, the Chairman invited Members to vote on the report recommendations.

Committee **RESOLVED**:

That the content of this report was noted and recommended the following to full Council for approval:

- **That a compulsory purchase order (CPO) be made pursuant to the powers in section 226(1)(a) of the Town and Country Planning Act 1990 (as amended) for the acquisition of the land shaded pink on the plan at CPO Plans and pursuant to section 13 of the Local Government (Miscellaneous Provisions)**

Act 1976 to acquire new rights in respect of the land shaded blue on the CPO Plans.

- **Authorise the appropriate Chief Officers to settle the final form and content of the draft CPO, the CPO Plans and Statement of Reasons.**
- **Authorise the appropriate Chief Officers to take all necessary steps to secure confirmation of the CPO and the acquisition of all third party interests in the CPO and of the new rights. This authorisation includes the publication and advertisement of the CPO, serving statutory notices, and seeking confirmation of the CPO.**
- **In pursuance of its statutory duty to treat, authorise the appropriate Chief Officers to enter into agreements and make undertakings, contracts and transfers on behalf of the Council with third parties having an interest in the CPO or for the creation of new rights or with parties otherwise affected by the CPO to facilitate the development.**
- **Authorise the appropriate Chief Officers following confirmation of the CPO to authorise the publication and service of all appropriate notices of confirmation of the CPO and to make one or more general vesting declarations or serve notices to treat and notices of entry (as appropriate) in respect of the land within the CPO (“the Order Land”).**
- **Authorise the appropriate Chief Officers to initiate or take part in any arbitration or proceedings before the Upper Tribunal (Lands Chamber) or the Courts in order to resolve any disputes as to compensation or other payments payable for any interests in the Order Land or arising from the making or confirmation of the CPO or securing possession of any part of the Order Land or title to any part of the Order Land.**

The vote was as follows:

For	5
Against	0
Abstain	4

**15. ACCOMMODATION OFFICE OPTIONS REVIEW - FINAL BUSINESS CASE (FBC)
PUBLIC**

The Chairman introduced the item which he reminded the Committee has been considered on previous occasions but which now has a full business case.

Following the officer presentation, Councillor Narenthira mentioned her concern that over 500 members of staff will not have parking. She also asked whether officers had been asked their views on the proposal and on smarter working, and asked for the decision to be delayed pending a full consultation with staff.

Councillor Rosenberg asked whether it will be possible to look at the accommodation office in terms of improving transport links to the site vis a vis a referral to Environmental Committee to look at transport routes to key sites within the strategy looking at cycle

lanes and traffic light prioritisation. The new office could then be used as a catalyst to a travel plan for the area.

Following discussion, the Chairman asked for Members to vote on the following recommendations.

- 1. That the Committee acknowledge and note the contents of the Full Business Case (FBC);**
- 2. That the Committee approves the preferred option for Barnet Council's office accommodation to start construction of a new build development at Colindale;**
- 3. That the Committee authorises the entering into a Design and Build Contract with Galliford Try Construction for the Colindale Office and agrees to delegate to the Director of Resources authority to sign the contract;**
- 4. That the Committee approve the elements of the IT and IM strategy that are the main enablers to the Colindale programme as set out in para 1.4.6-12;**

The vote was as follows:

For	4
Against	4
Abstain	0

Chairman used his casting vote to make **5 in favour and 4** against.

A Motion to refer item up moved by Cllr Narenthira and seconded by Cllr Cohen. The reasons given were:

- Insufficient engagement/consultation with staff.

The Chairman duly referred the item to Full Council.

16. ASSETS REGENERATION AND GROWTH COMMITTEE FORWARD WORK PLAN

The Chairman introduced the forward work plan and noted that Finchley and Golders Green Area Committee had referred an item to be added to a future ARG agenda. He invited Cllr Zinkin to introduce the item.

Councillor Zinkin outlined briefly the concerns relating to HGV movements in The Vale, Cricklewood from Donaghue Skip Hire and Waste Management. The request was "that officers investigate the feasibility of relocating Donoghue due to concerns about health and safety particularly for the children who attend the three schools on the Donoghue's main route. This is considered to be an urgent issue due to the potential safety issues arising and the Assets Regeneration and Growth Committee is therefore requested to receive a report at its next scheduled meeting on 5 September."

The Chairman invited discussion on the proposal, recommended that the item is added to the Committee work programme (for reasons outlined above) and requested a vote on the addition.

The vote was as follows:-

For (adding to the work programme)	8
Against	0
Abstain	1

It was **Resolved**

That Committee noted the report and instructed adding *Exploring Options to re-locate Donoghue* - to the September Work Programme.

17. **MOTION TO EXCLUDE THE PRESS AND PUBLIC FOR EXEMPT REPORTS**
18. **ACCOMMODATION OFFICE OPTIONS REVIEW - FINAL BUSINESS CASE (FBC) EXEMPT**
19. **BRENT CROSS CRICKLEWOOD - GOWLING WLG AND BILFINGER GVA CONTRACT EXEMPT REPORT)**
20. **ANY OTHER EXEMPT ITEM(S) THAT THE CHAIRMAN DECIDES ARE URGENT**

The meeting finished at 9.50 pm