

Decisions of the Assets, Regeneration and Growth Committee

24 April 2017

Members Present:-

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

Councillor Richard Cornelius
Councillor Pauline Coakley Webb
Councillor Philip Cohen

Councillor Geof Cooke
Councillor Rohit Grover
Councillor Peter Zinkin

1. MINUTES OF THE PREVIOUS MEETING

It was **RESOLVED** that the minutes of the meeting of 24th April 2017 were agreed as a correct record.

2. ABSENCE OF MEMBERS

Apologies were received from Councillor Narenthira who was substituted by Councillor Alison Moore.

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

Councillor	Item	Interest
Peter Zinkin	Upper and Lower Fosters	Non-pecuniary interest declared. He is the Chairman of the property committee of the United Reform Synagogue, a charity which owns one of the properties on the estate. He will vote on the item.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

None.

6. MEMBERS' ITEMS (IF ANY)

None.

7. ANNUAL UPDATE REPORT ON THE GROWTH AND REGENERATION PROGRAMME

The Chairman introduced the Annual Regeneration Report and welcomed discussion on the appended Annual Growth Regeneration Programme Report April 2016 – March 2017, the marketing document for the committee’s regeneration programme.

Councillor Zinkin asked for an amendment to the wording of the paragraph on Granville Road to remove the wording ‘estate improvements’. This was agreed and it was recognised that additional minor editing would occur prior to publication of the final document.

Members gave positive feedback about the marketing document and thanked officers for their efforts.

It was **RESOLVED** that the Committee voted unanimously and

1. Noted the general progress being made towards delivering the borough’s Growth and Regeneration Programme.
2. Noted the key achievements and successes from April 2016 to March 2017, and approved the expected activities in 2017/18.

8. STRATEGIC OPPORTUNITIES FUND

The Chairman introduced the report and invited Member discussion. He also proposed that new wording is inserted into Recommendation 2 so that there is a boundary in place within which individual real estate purchases can be made.

Councillor Moore agreed that the amendment to recommendation 2 is helpful and asked that Committee receives updates on the Delegated Authority acquisitions approvals. It was agreed that this would be done six-monthly.

It was **RESOLVED** that Committee

1. **Authorised the principles of the Strategic Opportunities Fund as set out in the report.**
2. **Authorised the purchase of individual real estate, limited to a distance of within five miles beyond the borough boundary and authorises delegation to the Commissioning Director Growth and Development, or the Section 151 Officer, in consultation with the Chairman of Assets, Regeneration and Growth Committee. All such purchases are to be reported back to committee.**
3. **Authorised the commencement of a procurement process to appoint agents to support the development of business cases for acquisitions made through the Strategic Opportunities Fund.**

Members voted unanimously in favour of approval.

9. OUT-OF-BOROUGH ACQUISITIONS (PHASE 2)

The Chairman introduced the report and sought views from Committee.

Councillor Moore asked for reassurance that adequate support was in place for families housed in temporary accommodation out of the borough, and affected by the Benefits Cap.

It was agreed that this area of responsibility sits within the remit of the Housing Committee. Councillor Thomas agreed to write a letter to the Chairman of Housing Committee to formally request that the issue is reviewed and reported on by his Committee. This would include information on the interventions and support in the areas of schooling and family support networks. Councillor Zinkin agreed that it is important to understand how the policies of this committee impact on people's lives and added that contact would need to be made with Adults Committee as responsibilities are shared with Housing.

It was noted that the final sentence of Recommendation 2 of the report was incomplete and that the words 'in consultation' should be removed.

Members unanimously agreed the report recommendations.

It was **RESOLVED:**

1. **That the Committee approved 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 16 May 2017 and that the Committee's decision be reported for noting at the next Housing Committee.**
2. **That authorisation of purchases of individual properties for the Out-of-Borough acquisitions programme within the parameters of the business case was delegated to the Commissioning Director, Growth and Development.**

10. AUTHORISATION TO APPROPRIATE VACANT EX-CARETAKER'S PROPERTY (3 GUNTER GROVE, HA8 0HB) FROM THE GENERAL FUND TO THE COUNCIL'S HOUSING REVENUE ACCOUNT

The Chairman introduced the report and Committee voted unanimously in favour of the report recommendations.

It was **RESOLVED:-**

1. **That land, comprising 3 Gunter Grove HA8 0HB is suitable for appropriation as no longer required for the purpose for which it was originally held.**
2. **That Committee approved the decision to appropriate the land and premises comprising 3 Gunter Grove HA8 0HB as set out in Appendix A for housing use subject to obtaining any necessary statutory consents to appropriate.**

3. That Committee approved the decision for the transfer of the property into Housing Revenue account from the General Fund and thereafter continue to be held in the Council's Housing Revenue Account.
4. That Committee delegated authority to the Commissioning Director, Growth & Development, to take all necessary steps to obtain the statutory consents to appropriate and thereafter to appropriate for housing use and to take all steps necessary to enable the property to be held in the Housing Revenue Account.

11. SALE OF THE FREEHOLD INTEREST IN THE LAND AT TENTERDEN GROVE / MILLS GROVE, HENDON, NW4

The Chairman introduced the report following which Members voted unanimously in favour of approval of the report recommendations.

It was **RESOLVED**:

1. That Committee agreed to the disposal of the Property, subject to planning.
2. That Committee delegated authority to the Director of Resources following approval of this report, and prior to exchange of contracts to appoint an independent valuer to confirm the proposed sale price subject to planning.
3. That Committee delegated authority to the Director of Resources in consultation with the Chairman of the Assets, Regeneration and Growth Committee, to negotiate and approve the final disposal terms of the Property following the grant of planning consent. This will be conditional upon validation via an independent valuer ensuring compliance with the Council's Obligations to achieve best consideration under section 123 of the Local Government Act 1972 and obtaining any necessary statutory consents.
4. That Committee noted that the new development will include, as a minimum, the replacement of existing social rented units, and that Metropolitan Housing Trust's intention is that residents of the existing estate are rehoused in the new development.

12. TOWN CENTRES EXPENDITURE - BURNT OAK AND SPACEHIVE CROWDFUNDING SCHEME

The Chairman introduced the report and welcomed comments from Committee Members. He also confirmed that as the scheme progresses, reports will go to Community Leadership Committee to keep Members updated.

Councillor Coakley-Webb requested that Members receive an information note on the difference between Area Committee Funding and Crowd Funding.

The committee voted unanimously in favour of approval of the report recommendations.

It was **RESOLVED** that Committee:-

1. **Approved the additional spend of £59,598 from the Town Centres Capital Budget for the Burnt Oak Town Centres Project, to deliver physical environment interventions as identified in the Burnt Oak Strategy.**
2. **Approved the procurement of implementation works to a value of £65,000 (as per paragraph 5.2.2.) should this be required.**
3. **Approved use of £25,000 from s106 Employment and Training Funds, and £20,000 from the Town Centres Capital Budget on the Barnet Spacehive projects subject to high quality proposals being submitted.**
4. **Approved the proposed criteria for selection of projects to fund via the Spacehive Crowdfunding platform as set out in Appendix A.**
5. **Delegated assessment of Spacehive projects to the Strategic Lead, Growth and Development Commissioning Group, using the agreed selection criteria and up to a maximum amount of funding of £5,000 per project.**
6. **Agreed that the Committee members will help promote Barnet's crowdfunding initiative and help to stimulate proposals and funding from community members, local businesses and others as appropriate.**

13. 136 - 142A COLINDALE AVENUE NW9

The Chairman introduced the report and invited discussion.

Councillor Coakley-Webb requested reassurance that residents are moving voluntarily and requested a report back to committee should a resident not be in a position to move voluntarily.

Barnet Council and Barnet Homes officers confirmed that they are working closely with the client group and are mindful of their special circumstances.

When the vote was called, the Chairman moved a motion to include a fourth recommendation, seconded by Councillor Cohen, that in the event that legal action is needed secure the property, the matter is referred to the Chairman and Vice-Chairman of Housing Committee. All members supported the motion.

It was **RESOLVED**

That the Committee unanimously agreed all the recommendations 1-4 below and;

1. **Declared the site outlined in red on the attached plan appendix I surplus to the Council's requirements.**
2. **Approved the disposal of the Council's freehold interest in the site to Redrow on the basis of a best consideration transaction which will be determined by an independent valuation. Delegated authority to approve the final negotiated terms and complete the transfer of the land to the Commissioning Director for Growth and Development.**

3. **Authorised the appropriate Chief Officer(s) to seek any necessary consents and approvals required to complete the transaction and delegated consideration of any representations following advertising and/or consultation to the Commissioning Director for Growth and Development.**
4. **Agreed that in the event that legal action is needed to secure a property, the matter is reported to the Chairman of Assets Regeneration and Growth Committee and referred to the Chairman and Vice-Chairman of Housing Committee for consideration.**

14. GRAHAME PARK: PDA VARIATION UPDATE

The Chairman presented the report informing Committee that since approval of the original Principal Development Agreement, there have been numerous revisions requiring a deed of variation to the principal development, the latter of which will be reported to the next ARG Committee. This report updates Committee of the current position.

During the discussions, some Members expressed concern that the number of residential units to be provided for social rent was low at 38 – 5% of the total.

It was **RESOLVED**, following a call for the vote:

1. **That the Committee noted the progress to date in agreeing the revisions to the Principal Development Agreement.**
2. **That the Committee agreed the proposed draft Deed of Variation to record initial necessary changes to the Principal Development Agreement and delegated authority to the Commissioning Director, Growth and Development to finalise its terms and complete the document.**
3. **That the Committee noted that officers will bring forward to a future ARG for approval a further Deed of Variation, after the planning position is clarified.**

Votes were as follows

For (officer recommendations)	5
Against	0
Abstained	4

15. GRAHAME PARK COMMUNITY HUB

The Chairman introduced the item, invited discussion and called for the vote.

It was **RESOLVED** that Committee:

1. **Noted the progress made to date.**

2. **Agreed to underwrite the design and planning fees for the community hub at risk, until the outline business case is approved by committee, by releasing up to £640k from the approved capital budget. This will ensure the Community Hub achieves RIBA stage 3a in parallel with plots 10a and 10b.**

The vote was unanimously in favour of approval.

16. PHOENIX CANOE CLUB - ADDITIONAL LAND TAKE TO FACILITATE THE DEVELOPMENT OF A NEW FACILITY

The Chairman introduced the report and invited discussion.

It was **RESOLVED** that Committee Approved the following recommendations:

1. **The intention to dispose of the Public Open Land Space (hatched red in Appendix 1) by way of its inclusion in the demise of a new lease granted for a term of 25 years to the Phoenix Canoe Club and Outdoor Centre, subject to compliance with the statutory requirements of Section 123 (2A) of the Local Government Act 1972, planning consent and the Club receiving the required funding to carry out the redevelopment;**
2. **The delegation to the Commissioning Director, Growth and Development, to advertise the disposal of the land hatched red in Appendix 1 as required by Section 123 (2A) of the Local Government Act 1972, to consider any objections received and where appropriate to decide to make the disposal of the Public Open Space land.**

The vote was unanimously in favour.

17. RELEASE OF RESTRICTIVE COVENANT FOR UNITED REFORMED CHURCH, CHESTERFIELD ROAD, BARNET

The Chairman introduced the item and welcomed comments from Members.

It was **RESOLVED** that Committee:

1. **Agreed in-principle, to the Council releasing the restrictive covenant in lieu of a payment of £176,000.**
2. **Authorised delegation to the Director of Resources to negotiate the detail of the legal documentation for the release of the restrictive covenant and complete the deed of release.**

The vote was unanimously in favour of the recommendations.

18. BRENT CROSS CRICKLEWOOD UPDATE REPORT

The Chairman updated committee on progress and informed them that a report on place naming will come to committee in September 2017.

It was **RESOLVED** that the **Committee**:

1. **Noted the content of the report and the progress made on the BXC workstreams across the programme.**
2. **Approved the Strategy and Implementation Chapters of the Brent Cross South (BXS) Business Plan as attached to the Exempt report.**
3. **Noted that the financial model attached to the Project Agreement has been updated and assured by the Council's Advisors GL Hearn.**
4. **Authorised the Chief Executive in consultation with the Chairman of the Committee, to update and make any consequential changes to the BXS Project Agreement in light of the Business Plan and updated Financial Model.**
5. **Noted progress on the detailed design of the station and associated work packages within the station phase of Brent Cross South; and delegated to the Chief Executive in consultation with the Chairman of the Committee permission to agree terms and enter into the Implementation Agreement with Network Rail to deliver the railway works elements of the GRIP process.**
6. **Approved the Station Works Procurement Strategy attached to this report and delegated authority to the Chief Executive in consultation with the Chairman of the Committee to finalise the procurement strategy for each work package and authorise commencement of the procurement.**
7. **Delegated to the Chief Executive in consultation with the Chairman of the Committee permission to agree terms to vary the option granted to Hammerson and Standard Life in accordance with the legal documentation signed in July 2015 in order to restructure the corporate ownership for Brent Cross North to enable those developers to attract third party investment.**
8. **Agreed that CBRE continue to provide strategic property advice on BXC as detailed in this report, including extending their remit to advise the Council on fulfilling its statutory duty to secure best consideration in relation to Council land that is to be invested in Brent Cross South.**

Votes were as follows:

For (officer recommendation)	5
Against	0
Abstained	4

19. WEST HENDON COMPULSORY PURCHASE ORDER 2 AND 2A (CPO2 AND CPO2A) COMMUNICATIONS UPDATE

The Chairman introduced the report.

It was **RESOLVED** that Committee unanimously agreed to:

- 1. Note the communication activities undertaken regarding the West Hendon Regeneration Scheme attached in Appendix 1**

20. COMMITTEE FORWARD WORK PROGRAMME

The Chairman introduced the item and invited discussion.

Councillor Coakley-Webb suggested identifying a few extra ARG Committee dates for the diary as reports will slip down the schedule from time to time. If the extra meetings are not needed they can be removed.

It was **RESOLVED** that Committee unanimously agreed to:

- 1. Note the items included in the Work Programme.**

21. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT

None.

22. BRENT CROSS CRICKLEWOOD UPDATE REPORT (EXEMPT)

The Chairman introduced the exempt report and welcomed discussion from committee.

It was **RESOLVED** that Committee agreed the report recommendations as outlined in the exempt report.

The vote was as follows:

For (report recommendations)	5
Against	0
Abstained	4

The meeting finished at 8.05 pm