

Decisions of the Assets, Regeneration and Growth Committee

27 November 2018

Members Present:-

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

Councillor Richard Cornelius	Councillor Sara Conway
Councillor Peter Zinkin	Councillor Kath McGuirk
Councillor Ross Houston	Councillor Thomas Smith
Councillor Geof Cooke	(In place of Councillor Prager)
	Councillor Sarah Wardle

1. MINUTES OF THE PREVIOUS MEETING

RESVOLED that the minutes of the meeting held on 17 September 2018 be approved as a correct record.

2. ABSENCE OF MEMBERS

Apologies for absence had been received from Councillor Prager who had been substituted for by Councillor Smith.

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

Councillor Houston declared a non-pecuniary interest in items on the agenda as the Council appointed representative on the Board of The Barnet Group Ltd.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

Jasmin Parsons made a public comment in relation to item 13 (Quarter 2 2018/19 Assets, Regeneration and Growth Performance Report).

Details of the public question and response were circulated in advance of the meeting. An oral response was given to the supplementary question at the meeting. The Deputy Chief Executive advised the Committee that she would provide written responses to questions submitted from Mr Cox which had been disallowed as they did not relate to a substantive item on the agenda.

6. MEMBERS ITEMS (IF ANY)

None.

7. NORTH FINCHLEY TOWN CENTRE DEVELOPMENT - UPDATE

The Committee requested that the terms of reference of the North Finchely Partnership Board be included in the agenda for a future Committee meeting.

RESOLVED that:

- 1. The Committee notes the progress being made with proposals for the redevelopment of North Finchley Town Centre, including steps taken to secure financial backing and the establishment of the North Finchley Partnership Board.**
- 2. The Committee delegates authority to the Deputy Chief Executive in consultation with the Chairman of this Committee and the Chief Finance Officer to finalise and enter into a Site Assembly Agreement and Land Agreement with:**
 - Joseph Partners (either Jonathan Joseph trading as Joseph Partners, or Joseph Partners Limited); and/or**
 - U and I Group plc and/or one or more of its subsidiary companies; and/or**
 - the joint venture company or other legal vehicle or structure between (a) U and I Group plc and/or one of its group companies; and (b) Joseph Partners.**
- 3. In finalising and entering into the Site Assembly Agreement and Land Agreement, the Committee delegates authority to the Deputy Chief Executive in consultation with the Chairman of this Committee to extend the exclusivity period agreed with Joseph Partners in accordance with the terms of the Preliminary Agreement, should this be required.**

8. ENTREPRENEURIAL BARNET - ANNUAL UPDATE AND FORWARD PLAN

The Committee requested that future reports include detail on progress made in delivering against the Federation of Small Business actions detailed in their Small Business Partnership document.

The Strategic Lead, Growth and Development, undertook to circulate data on the number of small businesses winning Council contracts to the Committee.

RESOLVED that the Committee:

- 1. Notes the progress of Entrepreneurial Barnet in 2018.**
- 2. Recommends to Council that a Small Business Champion is appointed as mentioned in paragraph 6.3.2.**
- 3. Requests that the Local Plan Working Group consider including affordable workspaces as part of the new Barnet Local Plan.**

9. UPPER AND LOWER FOSTERS

The Committee noted a correction to the report of officers. Option 4 on page 46 should have referred to option 5.

RESOLVED that the Committee:

- 1. Notes the progress of the Upper and Lower Fosters Scheme to date**
- 2. Approves the balance of Capital budget as required to: (1) progress the Upper and Lower Fosters scheme to RIBA stage 3, (2) to discharge the costs associated with the submission of the planning application and (3) the securing of an acceptable permission for that scheme and the preparation of an Outline Business Case for subsequent approval by the Committee.**
- 3. Approves the making of a Compulsory Purchase Order (“CPO”) under section 17 of the Housing Act 1985 and the Acquisition of Land Act 198, in respect of acquiring such premises as are required to enable the development. The making of a CPO would be an option of last resort in the event that on-going negotiations and efforts to secure vacant possession proved unsuccessful.**
- 4. Delegates authority to the Deputy Chief Executive to instigate any required advertising and consultation procedures including for the possible appropriation of the land to include the consideration in consultation with the Chairman of the Committee of any representations received resultant on any advertising/consultation as may be required to comply with any statutory requirements and to authorise such applications for any statutory consents for the development of the Scheme, if required, to proceed with the formal appropriation and development of the land.**

10. BUSINESS PLANNING 2019-2024

Following consideration of the item, the Chairman moved to the vote. The votes were recorded as follows:

For	6
Against	4
Abstain	0

RESOLVED that:

- 1. That the Committee note the corporate priorities (Enclosure 1); and approve the additional priorities and approach to delivery for this Theme Committee, as set out in Enclosure 2, for final approval by Full Council.**
- 2. That the Committee considers the initial inequalities impact assessments and approve the savings proposals, for referral to Policy and Resources Committee, set out in Appendix A, prior to final approval by Full Council.**

11. COMPULSORY PURCHASE OF A LONG TERM VACANT PROPERTY

RESOLVED that:

- 1. The Committee authorise the making of a Compulsory Purchase Order, under Section 17 of the Housing Act 1985 and the Acquisition of Land Act 1981, in respect of the property identified as 'A' in the exempt report.**
- 2. The Compulsory Purchase Orders referred to in resolution 1 above, is submitted to the Secretary of State for Housing, Communities and Local Government for consideration and confirmation.**
- 3. In the event of the Secretary of State for Housing, Communities and Local Government returning any of the Orders for confirmation by the Council, the Deputy Chief Executive be authorised to confirm the Order.**
- 4. Following confirmation of the Order, to authorise the Deputy Chief Executive to proceed with the compulsory acquisition of any of the property in question.**
- 5. To authorise the Deputy Chief Executive to enter into negotiations for a private treaty acquisition of the property at current market value or to enter into alternative dispute resolution with the owner.**
- 6. In the event of a compulsory acquisition of property 'a', an options paper on the future use of the site will be brought back to the Assets, Regeneration and Growth Committee for a decision.**
- 7. To note that the financial costs of the CPO will be funded through the currently approved capital programme.**

12. BRENT CROSS CRICKLEWOOD - QUARTERLY UPDATE

The Committee requested a briefing on the legal requirements relating to step-free access at the new Brent Cross South station.

Following consideration of the item, the Chairman moved to the vote. The votes were recorded as follows:

For	6
Against	4
Abstain	0

RESOLVED that:

- 1) Approves that the council continues to progress the revised delivery strategy with BXN and BXS to enable BXS and the station project to be delivered ahead of BXN, and authorises the Deputy Chief Executive in consultation with the Chairman of the Committee to finalise the revised delivery strategy and agree the detail of the consequential changes required to a) the Brent Cross Property Development Agreement and Co-operation Agreement, CPO indemnity agreement and Grant Agreement and associated commercial documentation; and b) the BXS Project Agreement and required and associated legal documentation.**

- 2) **Note progress on agreeing an alternative funding strategy with HMG for the station works as explained in paragraphs 1.15.**
- 3) **Note the Station Works Procurement Strategy approved by the Committee on 24 April 2017 is being reviewed as set out in paragraphs 1.27 and that the final strategy will be reported to Policy and Resources Committee for approval.**
- 4) **Approve that the council enters into the Implementation Agreement with Network Rail to deliver the sidings and rail systems subject to the funding strategy being approved by Full Council on 18 December following consideration by Policy and Resources Committee on 11 December; and delegate authority to the Deputy Chief Executive in consultation with the Chairman of this Committee and the Chairman of Policy and Resources Committee to finalise the terms and enter into the Implementation Agreement with Network Rail.**

13. QUARTER 2 2018/19 ASSETS, REGENERATION AND GROWTH PERFORMANCE REPORT

The Deputy Chief Executive undertook to provide a written update to the Committee on Section 106 cases cleared annually which had been RAG rated RED.

The Committee agreed that there should be a detailed written update in January or March 2019 on items marked as Amber in Table 3: Overall Status for Priorities.

RESOLVED that the Committee note the financial, performance and risk information for Q2 2018/19 as set out in the report.

14. COMMITTEE FORWARD WORK PROGRAMME

The Committee noted the forward work programme.

15. ANY OTHER ITEMS THE CHAIRMAN DECIDES ARE URGENT

None.

16. MOTION TO EXCLUDE THE PRESS AND PUBLIC

The Chairman asked committee members if there were any questions on the exempt reports on the agenda. The Committee confirmed that there were no questions. There was therefore no requirement to move into exempt session .

17. EXEMPT - COMPULSORY PURCHASE OF A LONG TERM VACANT PROPERTY

RESOLVED that the exempt information be noted.

18. EXEMPT - BRENT CROSS CRICKLEWOOD FUNDING AND DELIVERY STRATEGY REPORT

RESOLVED that the exempt information be noted.

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

None.

The meeting finished at 8.35 pm