

DECISIONS OF THE CABINET RESOURCES COMMITTEE

16 JUNE 2005

COMMITTEE:

*Councillor Kanti Patel MBEng MCIOB FFB MCMI (Chairman)

Councillors

Anthony Finn BSc (Econ) FCA * John Marshall
* Mike Freer * Brian Salinger

* Denotes Member present

\$ Denotes Member absent on Council business

1. MINUTES:

RESOLVED – That the minutes of the meeting held on 28 April 2005 be approved as a correct record.

2. APOLOGIES FOR ABSENCE:

Apologies for absence were received from Councillor Anthony Finn.

3. DECLARATION OF MEMBERS' PERSONAL AND PREJUDICIAL INTERESTS:

Members declared the following interests set out below:

Member	Subject	Interest
Cllr Brian Salinger	Sale of Park House, 16 High Road, N12 (Exempt) (Agenda Item 9)	Personal and non-prejudicial interest as he was acquainted with the Chairman of one of the organisations detailed in the report. Cllr Salinger remained in the room during consideration of this item and took part in the decision making process.
Cllr John Marshall	Sale of Park House, 16 High Road, N12 (Exempt) (Agenda Item 9)	Personal and non-prejudicial interest as he was acquainted with the Chairman of one of the organisations detailed in the report. Cllr Marshall remained in the room during consideration of this item and took part in the decision making process.

4. DISPOSAL OF DEANSBROOK DAY CENTRE, DEANSBROOK ROAD, EDGWARE (Report of the Cabinet Member for Resources and Cabinet Member For Policy and Performance – Agenda Item 4)

For the reasons set out in the Cabinet Member's report, the Committee

RESOLVED – That the tender offer from the Edgware Muslim Community Centre be accepted and that the appropriate Chief Officers be instructed to proceed with the freehold sale of the Deansbrook Day Centre to the organisation.

5. ADOPTION OF PUBLIC OPEN SPACES AT ADASTRAL SOUTH, GRAHAME PARK (Report of the Cabinet Member for Environment and Transport – Agenda Item 5)

For the reasons set out in the Cabinet Member's report, the Committee

RESOLVED

(1) That the Committee agrees that the Council accept a freehold transfer from Notting Hill Housing Group of the land shown shaded grey on the plan, at nil value subject to:

- (i) it being confirmed that none of the land is contaminated or is unfit for the purpose of open space use;
- (ii) to there being no unacceptable restrictions on title or onerous covenants; and
- (iii) to payment of the agreed sums as detailed in the report.

6. URGENT ITEM – ACQUISITION OF A LEASEHOLD INTEREST IN LAND AT SPUR ROAD, EDGWARE (Report of the Cabinet Member for Resources and Cabinet Member for Policy and Performance – Agenda Item 6a)

Because pursuant to an agreement between the Barnet City Academy and the Council, the Barnet City Academy requires the lease of the All Souls land to be completed as soon as possible and as the proposals set out in the report do not alter the objectives originally approved by the Cabinet and the Cabinet Resources Committee, just the method and process for delivery, the Chairman agreed, pursuant to section 100B(4)(b) of the Local Government Act 1972 that this item be considered as a matter of urgency.

For the reasons set out in the Cabinet Members' report, the Committee

RESOLVED

- (1) That the Council enter into a long lease of the All Souls College land in Spur Road, Edgware (sites A and B shown on the attached Plan No.1) and transfer the lease to the Barnet City Academy.
- (2) That the Council enter into such other terms including the pre-emption agreement and indemnity as the Legal and Valuation Departments may deem appropriate in order to effect transaction in consultation with the Cabinet Member for Resources.

**7. URGENT ITEM – HOUSING ESTATES REGENERATION SCHEMES –
ADVANCED PURCHASE OF PROPERTIES IN CASES OF PERSONAL
HARDSHIP (Report of the Cabinet Member for Community Services, Cabinet
Member for Regeneration and Development, Cabinet Member for Resources
and Cabinet Member for Policy and Performance – Agenda Item 6b)**

Because residents on these estates who are experiencing hardship have been assured that the Council will be considering their difficulties with a view to providing a possible solution and external advice is that this is an issue which needs to be addressed urgently, the Chairman agreed, pursuant to section 100B(4)(b) of the Local Government Act 1972 that this item be considered as a matter of urgency.

The Committee received a supplementary note to the report on financial projections for the proposal for advance acquisitions.

For the reasons set out in the Cabinet Members' report and the supplementary note, the Committee

RESOLVED

- (1) That subject to the following:
 - i. Confirmation that the London Housing Board funding for Stonegrove can be used for this purposes; and/or
 - ii. Funding can be secured through prudential borrowing; and
 - iii. That, where appropriate, the acquired properties can be used as temporary accommodation for the homeless on the basis set out in the report or for purposes ancillary to the regeneration of the estates;
 - iv. To the prior approval of the Office of the Deputy Prime Minister; and
 - v. That no additional commitments leading to increased prudential borrowing can be entered into until the Borough Treasurer has confirmed that this borrowing would be in accordance with prudential indicators approved by Council.
- (2) That the appropriate Chief Officers be authorised to enter into negotiations with owner/occupiers upon the basis set out in the report subject to:
 - i. spending not exceeding the sums referred to in the exempt report;
 - ii. the number of properties to be acquired to be capped at 45, after which further Cabinet approval will be required;
 - iii. that the estimates of expenditure and income be reviewed on a regular basis on the basis that further acquisitions are halted if at any time the actual costs and income prove to be significantly different from the estimates; and
 - iv. to officers providing six monthly progress reports to the Cabinet Resources Committee.
- (3) That the funding for the redevelopment of Stonegrove and Spur Road Estate included in the Housing Association Capital Programme 2005/6-2008/9 be used by the council to acquire leasehold properties within the area upon the basis set out in the report.

8. MOTION TO EXCLUDE THE PRESS AND PUBLIC: -

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 paragraph 9 of Part 1 of Schedule 12A of the Act:

Agenda Item	Subject
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| 8. | Exempt information relating to item 4 considered in public session: Disposal of Deansbrook Day Centre, Deansbrook Road, Edgware |
| 9. | Sale of Park House, 16 High Road, N12 |
| 10a. | Exempt information relating to item 6a considered in public session: Acquisition of a leasehold interest in land at Spur Road, Edgware |
| 10b. | Exempt information relating to item 6b considered in public session: Housing Estates Regeneration Schemes – Advanced Purchase Of Properties In Cases Of Personal Hardship |

9. DISPOSAL OF DEANSBROOK DAY CENTRE, DEANSBROOK ROAD, EDGWARE:

RESOLVED – That the information relating to agenda item 4 in public session be noted.

10. SALE OF PARK HOUSE, 16 HIGH ROAD, N12

RESOLVED

- (1) – That the exempt report be noted.
- (2) That the relevant Chief Officers be instructed to take the action as referred to in the exempt decisions.

11. ACQUISITION OF A LEASEHOLD INTEREST IN LAND AT SPUR ROAD, EDGWARE

RESOLVED – That the information relating to agenda item 6a in public session be noted.

12. HOUSING ESTATES REGENERATION SCHEMES – ADVANCED PURCHASE OF PROPERTIES IN CASES OF PERSONAL HARDSHIP

RESOLVED – That the information relating to agenda item 6b in public session be noted.

The meeting finished at 7.50pm