

DECISIONS OF THE CABINET RESOURCES COMMITTEE

28 JUNE 2006

COMMITTEE:

*Councillor Mike Freer (Chairman)

Councillors

* Anthony Finn BSc (Econ) FCA * John Marshall
Lynne Hillan \$ Matthew Offord

* Denotes Member present

\$ Denotes Member absent on Council business

1. MINUTES:

The minutes of the meeting held on 30 March 2006 were approved.

2. APOLOGIES FOR ABSENCE:

Apologies for absence were received from Councillors Matthew Offord and Lynne Hillan.

3. DECLARATION OF MEMBERS' PERSONAL AND PREJUDICIAL INTERESTS:

No interests were declared.

4. SALE OF SITE C (LAND AT STERLING AVENUE, EDGWARE) TO FAMILY HOUSING ASSOCIATION (Report of the Leader and Cabinet Member for Resources– Agenda Item 4)

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

RESOLVED – That the action taken by the Director of Resources under delegated powers in consultation with the Leader be noted.

5. LAND ADJOINING ST JAMES SCHOOL, GREAT STRAND, GRAHAME PARK NW9 (Report of the Leader and Cabinet Member for Resources– Agenda Item 5)

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

RESOLVED – That the Council's share of the proceeds of sale as set out in the exempt report be accepted.

6. FORMER CIVIL DEFENCE BUNKER, PARTINGDALE LANE, MILL HILL, NW7 (Report of the Leader and Cabinet Member for Resources– Agenda Item 46)

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

RESOLVED – That the Council proceeds with the sale of the freehold interest to the current tenant, Seafield Corporation Ltd, on the terms reported in the public and the exempt report.

7. THE BULL THEATRE, 68 HIGH STREET BARNET, EN5 5SJ (Report of the Leader and Cabinet Member for Resources– Agenda Item 7)

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

RESOLVED – That the Committee note the progress of negotiations for a lease of The Bull pending the outcome of the Planning Brief.

8. SPENCER HOUSE, 156 -162 STATION ROAD, HENDON, NW4 (Report of the Leader and Cabinet Member for Resources– Agenda Item 8)

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

RESOLVED –

(1) That the Committee having considered and accepted the risks referred to in the exempt report, officers be instructed to go back to the six tenderers listed in the report in order to seek best and final unconditional offers and that the outcomes be reported to the Committee.

(2) That financial standing checks be carried out on all the six tenderers.

9. TOTTERIDGE LIBRARY, 109 TOTTERIDGE LANE, N20 (Report of the Leader and Cabinet Member for Resources– Agenda Item 9)

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

RESOLVED – That the freehold sale of Totteridge Library to the highest bidder, Bonshire Investments Limited, be approved on the terms set out in the exempt report.

10. VACANT SITE, JUNCTION OF AVION CRESCENT AND GRAHAME PARK WAY, COLINDALE, NW9 (Report of the Leader and Cabinet Member for Resources– Agenda Item 10)

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

RESOLVED – That the freehold sale of the vacant site at the junction of Grahame Park Way and Avion Crescent to the highest bidder, Delo Ltd, be approved on the terms set out in the exempt report.

11. 2005/2006 OUTTURN REPORT (Report of the Leader and Cabinet Member for Resources– Agenda Item 11)

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

RESOLVED –

(1) That the outturn of revenue and capital for 2005/06 for the General Fund and Housing Revenue Account be noted, incorporating reserves set out in Appendix D and the capital funding set out in the statement at Appendix H(ii)

(2) That slippage of £12.553m in the capital programme be carried forward to 2006/07.

- (3) That the treasury management outturn and prudential indicators for 2005/06 be noted.
- (4) That the effect of on council tax of changes in Government regulations concerning the capitalisation of redundancies be noted.
- (5) That the reliance on prudential borrowing to fund the capital programme be noted and that officers be instructed to continue to maximise capital receipts in order to minimise prudential borrowing in the future.
- (6) That officers continue to review the 2005/06 outturn and address any ongoing problems in 2006/07 budget monitoring and consolidate windfall underspends in the base budget.

12. PRIMARY SCHOOL CAPITAL INVESTMENT PROGRAMME (Report of the Leader/Cabinet Member for Resources and the Cabinet Member for Education and Lifelong Learning– Agenda Item 12)

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

RESOLVED –

- (1) That a Strategic Partnering Agreement is adopted to deliver the Primary Schools Capital Investment Programme.
- (2) That officers be instructed to prepare for the procurement of a Strategic Partner for the Primary Schools Capital Investment Programme with a view to going to tender after the September 2006 Cabinet meeting.
- (3) That officers be instructed to prepare for mandatory variant bids for:
 - the construction of the schools only
 - the construction of the schools plus land disposaland to seek bids for external agencies to sell the land separately to test value for money.
- (4) That officers be instructed to prepare plans for the procurement of the ICT infrastructure for the Primary School Capital Investment Programme.
- (5) That the Chief Education Officer be instructed to report to Cabinet in September 2006 on the schools to be included in Wave 1 and on the feasibility of including VA and foundation schools in the programme.
- (6) That the Chief Education Officer and the Director of Resources be instructed to report to Cabinet in September 2006 on land valuation and planning issues and the financial assessment.
- (7) That the Chief Education Officer and the Director of Resources report to Cabinet in September 2006 on the updated costs of procuring the contract.
- (8) That a part of the budget of £1.1m agreed by the Cabinet in December 2005 be applied to the work needed to prepare for procurement.
- (9) That officers be instructed to engage the necessary internal and external resources to support the programme.
- (10) That the application to the DfES to become a pathfinder in the national Primary Capital Programme be noted.

13. THE REBUILDING OF EAST BARNET SECONDARY SCHOOL ON ITS EXISTING CHESTNUT GROVE SITE (Report of the Leader/Cabinet Member for Resources and the Cabinet Member for Education and Lifelong Learning – Agenda Item 13)

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

RESOLVED –

- (1) That the project for the rebuilding of East Barnet Secondary School with community use of facilities be incorporated into the Council's Approved Capital Programme at an indicative cost of £28.4M.
- (2) That the Committee notes that the new East Barnet Secondary School building design needs to be further developed to accurately predict the project costs can be contained within the DfES £28.4M allocation. Officers will report a more detailed budget breakdown and financial spend profile at project finalised design stage (anticipated in November 2006).
- (3) That subject to the receipt of the grant from the DfES for the rebuilding of East Barnet School on the Chestnut Grove site, approval be given in principle to the transfer of an appropriate interest in part of the Westbrook Crescent site to an appropriate governing body of JCoSS, with the final terms of transfer to be approved by the Leader under delegated powers. The Council will retain ownership of the playing field for use by East Barnet School.
- (4) That the Committee notes the establishment of an Academy on the site of the former Christ Church Secondary School and that subject to 1.3 above, an appropriate interest in the Hilton Avenue playing field be transferred to the Academy trust, with the final terms of transfer to be approved by the Leader under delegated powers.
- (5) That approval is given to appoint Building Design Partnership, 16 Brewhouse Yard, Clerkenwell, London, EC1V 4LJ, as the design consultant for the rebuilding of East Barnet School and agreement to instruct to proceed with all necessary works for the design and procurement of this project. The contract value will be £1.06M, budgeted for within the DfES grant allocation.

14. HOUSING ACT 2004 - MANDATORY LICENSING OF HOUSES IN MULTIPLE OCCUPATION (Report of the Leader and Cabinet Member for Planning and Environmental Protection – Agenda Item 14)

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

RESOLVED –

- (1) That in accordance with the requirements of the Housing Act 2004 section 55 the Council operate the mandatory licensing scheme for Houses in Multiple Occupation (HMO) on a self-financing basis as set out in the report.
- (2) That the Head of Planning and Environmental Protection be instructed to make arrangements for the establishment and implementation of the mandatory licensing scheme for HMOs, and, in consultation with the Cabinet Member for Planning and Environmental Protection, to keep the fee structure and costs under review to ensure a balanced budget.
- (3) That all licensed HMOs are required to comply with the adopted standards.

- (4) That in accordance with the requirements of the Housing Act 2004 section 49, the Council will charge fees for the preparation and service of statutory notices.

15. 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 the paragraphs as indicated of Part 1 of Schedule 12A of the Act (as amended by the Local Government (Access to Information) (Variation) Order 2006):

Agenda Item	Subject	Exemption Category
17.	Exempt information relating to agenda item 4 in public session: Sale of Site C (Land at Sterling Avenue, Edgware) to Family Housing Association	3
18.	Exempt information relating to agenda item 5 in public session: Land adjoining St James School, Great Strand, Grahame Park NW9	3
19.	Exempt information relating to agenda item 6 in public session: Former Civil Defence Bunker, Partingdale Lane, Mill Hill, NW7	3
20.	Exempt information relating to agenda item 8 in public session: Spencer House, 156 -162 Station Road, Hendon, NW4	3
21.	Exempt information relating to agenda item 9 in public session: Totteridge Library, 109 Totteridge Lane, N20	3
22.	Exempt information relating to agenda item 10 in public session: Vacant site, junction of Avion Crescent and Grahame Park Way, Colindale, NW9	3
23.	Exempt information relating to agenda item 12 in public session: Primary School Capital Investment Programme	3

16. SALE OF SITE C (LAND AT STERLING AVENUE, EDGWARE) TO FAMILY HOUSING ASSOCIATION.

RESOLVED – That the exempt information be noted.

17. LAND ADJOINING ST JAMES SCHOOL, GREAT STRAND, GRAHAME PARK NW9.

RESOLVED – That the exempt information be noted.

18. FORMER CIVIL DEFENCE BUNKER, PARTINGDALE LANE, MILL HILL, NW7

RESOLVED – That the exempt information be noted.

19. SPENCER HOUSE, 156 -162 STATION ROAD, HENDON, NW4

RESOLVED – That the exempt information be noted.

20. TOTTERIDGE LIBRARY, 109 TOTTERIDGE LANE, N20

RESOLVED – That the exempt information be noted.

21. VACANT SITE, JUNCTION OF AVION CRESCENT AND GRAHAME PARK WAY, COLINDALE, NW9

RESOLVED – That the exempt information be noted.

22. PRIMARY SCHOOL CAPITAL INVESTMENT PROGRAMME

RESOLVED – That the exempt information be noted.

The meeting finished at 8.28pm