

MEETING

HOUSING AND GROWTH COMMITTEE

DATE AND TIME

MONDAY 5TH SEPTEMBER, 2022

AT 7.00 PM

VENUE

HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BG

TO: MEMBERS OF HOUSING AND GROWTH COMMITTEE (Quorum 3)

Chair: Councillor Ross Houston

Vice Chair: Councillor Anne Clarke

Councillors

Zahra Beg

Richard Cornelius

Paul Edwards

Humayune Khalick

Kath McGuirk

Alex Prager

Ella Rose

Daniel Thomas

Sarah Wardle

Substitute Members

Joshua Conway

Geof Cooke

Val Duschinsky

Laithe Jajeh

Paul Lemon

Alison Moore

In line with the Constitution's Public Participation and Engagement Rules, requests to submit public questions must be submitted by 10AM on the third working day before the date of the committee meeting. Therefore, the deadline for this meeting is Wednesday 31 August 2022 at 10AM. Requests must be submitted to Allan Siao Ming Witherick

You are requested to attend the above meeting for which an agenda is attached.

Andrew Charlwood – Head of Governance

Governance Services contact: Allan Siao Ming Witherick allan.witherick@barnet.gov.uk

Media Relations Contact: Tristan Garrick 020 8359 2454 Tristan.Garrick@Barnet.gov.uk

ASSURANCE GROUP

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ORDER OF BUSINESS

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4.	Report of the Monitoring Officer (if any)	
5.	Public Questions and Comments (if any)	
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13.	Housing and Growth related Fees & Charges	121 - 148
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15.	Committee Forward Work Programme To follow.	
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17.	Motion to Exclude the Press and Public	

18.	Any other exempt Items that the Chair decides are urgent	
19.	EXEMPT: Brent Cross Update Report	161 - 178
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Decisions of the Housing and Growth Committee

13 June 2022

AGENDA ITEM 1

Members Present:-

Councillor Ross Houston (Chair)
Councillor Anne Clarke (Vice-Chair)

Councillor Zahra Beg
Councillor Richard Cornelius
Councillor Paul Edwards
Councillor Humayune Khalick
Councillor Kath McGuirk

Councillor Alex Prager
Councillor Ella Rose
Councillor Daniel Thomas
Councillor Sarah Wardle

CHAIR'S WELCOME

At the start of the meeting the Chair welcomed Members to the first meeting of the municipal year. They thanked the previous Chair for the working on the Committee and hoped that the Committee would work well together in the coming year.

Following the fifth anniversary of the Grenfell Tower fire the Chair held a Minutes silence in remembrance.

1. MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the meeting of the Housing and Growth Committee held on 17 February 2022 be approved as a correct record.

2. ABSENCE OF MEMBERS

None.

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

Councillor A Clarke declared an interest in relation to item 7, Fire Safety update, by virtue of being Chair of the Fire, Resilience and Emergency Planning Committee at the Greater London Authority.

Councillor A Clarke declared an interest in relation to item 8, Housing and Growth Priorities update, by virtue of being a Member of Cricklewood Town Team.

Councillor S Wardle declared an interest in relation to item 9, Barnet Homes Delivery Plan 2022/23, by virtue of being a representative on the Barnet Group Board.

Councillor P Edwards declared an interest in relation to item 9, Barnet Homes Delivery Plan 2022/23, by virtue of being a representative on the Barnet Group Board.

Councillor A Clarke declared an interest in relation to item 13, and exempt item 18, Brent Cross Update, by virtue of being a Member of Cricklewood Town Team.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

None.

6. MEMBERS' ITEMS (IF ANY)

None.

7. FIRE SAFETY UPDATE

The Chair reported that this report would be coming to future meetings and covered both public and private rented stock. The Internal Audit report had raised areas of concern and the report set out the progress which had been made against a substantial programme of works.

The Committee queried whether the Council should be naming and shaming the worst offenders where issues were not being dealt with in the private sector and with registered providers. Officers responded that enforcement actions had to be completed in line with data protection requirements. Where possible closed meetings were held with parties to try and ensure that action was taken. This might be through support to access funds or brokering between leaseholders and freeholders as appropriate.

The Committee observed that it appeared to be getting more difficult. Officers responded that there was work on site to remove cladding and progress was being made. The owners had been on side for most cases and the highest risk blocks were being addressed. The Committee queried if there was sufficient capacity in the Private Sector Housing Team to tackle this and whether any central government funding was available. Officers responded that they prepared comprehensive paperwork alongside site visits and that they were reviewing resourcing levels. It was a difficult area to recruit to as they needed people with enforcement experience and they were not fully staffed.

The Committee noted that five years had elapsed since Grenfell Tower and that in some cases residents hadn't received updates from the Council. A number still had waking watches in place and reassurance was needed that work was being undertaken. Officers responded that a lot was going on, however if a person wasn't in a block that had direct activity going on they may not be aware although residents meetings could be held where necessary. Officers were reviewing the whole database as some which had appeared straightforward had turned out to be more difficult on inspection and where information was missing. The resource available to the team were being increased with new systems and processes in place. The team were having to keep abreast of changes in information from partners and provided by the Fire Authority and the Health and Safety Executive. The Chair asked that an update on the communications with residents should be brought to a future meeting.

RESOLVED unanimously that the report be noted.

8. HOUSING AND GROWTH PRIORITIES UPDATE

The Chair introduced the report which replaced the Thriving update. It had been expanded to cover workstreams relevant to the Committee not covered by individual items on the agenda and would be brought to every meeting. The Committee noted that the environmental impacts and reducing costs were important aspects of this.

The Committee queried whether a target for affordable housing has been set. The Chair responded that a pledge had been made for one thousand properties at London Affordable Rent within four years. This would include reprogramming those from existing systems where viable. The aim was to lower rent which would help to reduce overall costs to the taxpayer. It was recognised that social rents were the only rents affordable to a large proportion of residents and they were looking at what could be achieved within the Local Plan due to the current stage in the adoption process. Clarification was sought on the timings and the Chair responded that they were looking at the mechanisms available to them around height, density and the impact of environmental pledges and that this would be made public in due course. Due to the time it took to go through planning numbers would be based on commencement on site. The Chair noted that they hoped to exceed the target.

RESOLVED unanimously to note the report and instruct officers to progress work to deliver the commitments set out in paragraphs 1.7, 1.8, 1.10, 1.17.4, 1.23.2 of the report.

9. BARNET HOMES DELIVERY PLAN 2022/23

The Chair noted that

The Committee noted in the report that where some who qualified for social housing had had difficult accessing services they had gone independent. A question was raised about what support was given in those circumstances. Officers responded that the issue of supply and demand was a London and national issue. Where the Council still owed a duty of care they would place them in to an insecure tenancy if required, however this was considered a temporary solution. Individuals would then be supported through temporary accommodation. If suitable accommodation was provided the legal duty would end, however they did provide support if there was a need. The aim was to help support ongoing tenancies but it was recognised that circumstances do change and this would sometimes result in the Council being recontacted and support kicking back in. The support for those in the private sector was queried, in particular where some were on low pay in the private rented sector. The Officers noted that this was being considered in other papers on the agenda.

It was noted that there were some areas with good tenant satisfaction and this was a positive.

RESOLVED unanimously to note and approve the Barnet Homes 2022/23 Delivery Plan attached at Appendix 1 of the report.

10. HOUSING STRATEGY, HOMELESSNESS AND ROUGH SLEEPING STRATEGY, A HOUSING ALLOCATIONS SCHEME

At the start of the item Officers noted that there had been an error in the recommendations published in the report. The corrected wording was put to the Committee.

The Committee queried whether a steer had been provided by the consultants as the previous allocations review had had cross-party support. The Chair responded that they were looking at how offers were being made and how non-secure tenants were being treated. Officers would be reviewing the legal framework.

When queried Officers responded that external consultants had been used to provide support for the work as it was not cost effective to keep an in-house team as it was only reviewed on a periodic basis.

RESOLVED unanimously that:

- 1. To instruct officers to explore the emerging housing allocations priorities of the new administration (clause 1.1 of the report), and where considered appropriate, review and propose amendments to the Housing Allocations Scheme and Tenancy Strategy to a future meeting of the Committee for consideration.**
- 2. Note the proposed timetable for preparing the new Housing Strategy and Homelessness and Rough Sleeping Strategy.**

11. PRIVATE SECTOR HOUSING LICENSING SCHEMES - PHASE 2

The Chair reported that the aim was to increase the selective licensing of private landlords to cover more wards. The hope was that this would have cross party support and the consultation was part of the work preparing an evidence base for the Secretary of State.

The Committee noted that the wards selected had taken into consideration a number of factors. They noted that some who would benefit would be unlikely to complain or have low levels of engagement with the Council. Officers responded that the ward selection had partly been based on service requests but also supported by door knocking that had helped to engage to hard to reach groups.

The Chair thanked the team for their work and noted that it would proceed in the three wards previously agreed which would raise awareness. Further reports would come back to the Committee.

RESOLVED unanimously that the committee:

- 1. Approve the commencement of a minimum 12 week public consultation on the proposal to introduce a selective licensing scheme as described in part 2 of the report.**
- 2. Note that subject to the above consultation taking place, a future report will be brought to the Committee setting out the results of the statutory consultation and potentially seeking further approval to implement the licensing scheme, subject to confirmation by the Secretary of State.**

12. COMPULSORY PURCHASE OF A LONG TERM VACANT PROPERTY

It was reported that this was a report of the Chair of the Committee, rather than Deputy Chief Executive.

Officers confirmed that the Council had reached out to all parties that might have an interest in the property.

RESOLVED unanimously that:

1. **The Committee authorises the making of Compulsory Purchase Orders, under Section 17 of the Housing Act 1985, in respect of the property identified in the exempt report.**
2. **Subject to authorisation of the making of the Compulsory Purchase Order referred to in recommendation 1 above, the Order be submitted to the Secretary of State for Levelling up, Housing and Communities for consideration and confirmation.**
3. **That, in the event of the Secretary of State returning the Order 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 enter into a cross-undertaking with the owner of the property not to implement the Order on the condition that the owner agrees to bring their property back into use within a reasonable time.**
5. **In the event that a cross-undertaking is not entered into as referred to in recommendation 4 above, or the terms of the cross-undertaking are not adhered to by the owner, to recommend that the Housing and Growth Committee authorises the Deputy Chief Executive to proceed with the compulsory acquisition of the property.**
6. **To authorise the Deputy Chief Executive to enter into negotiations for the consensual purchase of the property at current market value at terms equivalent to terms under a CPO or to enter into alternative dispute resolution with the owner as detailed in 1.7 of the report.**
7. **Following compulsory acquisition of the property, an options paper on the onward disposal will be brought back to the Housing and Growth Committee for a decision.**
8. **To note that the financial costs of the CPO will be funded through the currently approved capital programme.**

13. BRENT CROSS UPDATE REPORT

The Chair noted that the park had recently been opened by the Mayor. The project was now reaching a critical stage and starting to deliver. This represented a milestone in one of the largest regeneration schemes in the country. The report included details of recommendations around funding schemes and timetables.

Members of the Committee were pleased to see that some of the new shops had started to open although there had been delays with some of the leases. The Officers responded that the heads of terms had now been agreed.

Concerns were raised about the lack of level access in the new station. The Chair stated that it was critical that ward Councillors are kept engaged and involved in the process. They would organise a trip to the site for Members of the Committee.

RESOLVED unanimously to:

1. **Note the progress across the Brent Cross programme as detailed in the report; notably on the station works programme and cost challenges identified at**

previous committees, and also progress on Brent Cross Town achieving Phase unconditional and drawdown of the first plots.

2. Note the change of approach regarding the timing of the proposed drawdown of the Lot 2 plots in the context of the February 2022 decision. The Committee also:
 - a. approves the revised extent of the plots as referred to above; and
 - b. delegates authority to the Brent Cross Programme Director in consultation with the Chair of the Committee to negotiate and agree the heads of terms for Lot 2 and to authorise the Chief Executive to subsequently approve and enter into the transaction documents arising out of the same in accordance with the decision of this Committee in February 2022 and in accordance with this updated decision, as outlined in paragraphs 1.30-1.32 of the report.
3. Authorise the Chief Executive in consultation with the Chair of the Committee to agree and enter into a letter with BXS LP (which Homes England may or may not be a party to) to approve the template forms of documents that are referred to in paragraph 1.33-1.35 of the report.
4. Authorise the grant of a lease of the Claremont park Pavilion building and surrounding grounds to BXS Estate Manco Limited (together with any ancillary documents); and authorise the grant of a lease of Claremont Park to BXS Estate Manco Limited (together with any ancillary documents); and delegates authority to the Brent Cross Programme Director in consultation with the Chair of the Committee to: finalise the heads of terms for the Claremont Park lease; approve the final form of both leases (and any ancillary documents); and authorises the Chief Executive to complete the same, on the terms as outlined in paragraph 1.39 to 1.45 of the report.
5. Authorise the entry into an agreement with Hammerson (Brent Cross) Limited and Standard Life Investments Brent Cross LP (BXN) and BXS Limited Partnership (BXT) in relation to electricity distribution network arrangements including the construction of a new electricity sub-station (and any ancillary documents with either party); if required, authorise the negotiation of and entry into of a side letter or variation to the Project Agreement to make consequential amendments; and delegates authority to the Chief Executive in consultation with the Chair of the Committee to approve the final form of the agreement and any side letter or deed of variation to the Project Agreement and to enter into the same, as outlined in paragraphs 1.46-1.49 of the report.
6. Notes the proposed entry into of a deed of variation of the Development Management and Infrastructure Development Agreement (DMIDA); authorises the entry into of a deed of variation of the related Collateral Warranty and related Delegation Warranty (together with any ancillary documents); if required, authorises the entry into of a deed of variation of the SEEB Side Agreement (and any ancillary documents); and delegates authority to the Brent Cross Programme Director in consultation with the Chair of the Committee to finalise and approve the final form of the deeds of variation (and any ancillary documents) and authorises the Chief Executive to complete the same, as outlined in paragraphs 1.50-1.53 of the report.

7. Delegates authority to the Chief Executive in consultation with the Chair of the Committee to enter into the required agreements and documents in relation to leasehold units on the Whitefield Estate which are to be acquired by the Council as set out in paragraphs 1.54-1.58 of the report. These agreements are required to safeguard the interests of the secure tenants and leaseholders who remain in occupation by limiting the form of Homes England's security over the Council's freehold interest in the Whitefield Estate.
8. Authorises that the Council approves the approach to cease to let properties acquired by buy-back or other to council tenants and non-secure tenants and approve the use of property guardians for these properties on Whitefield Estate Part 2 outlined in paragraphs 1.59-1.64 of the report.
9. Authorises and delegates authority to the Brent Cross Programme Director in consultation with the Chair of the Committee or the Chief Executive as specified in paragraphs 1.96-1.102 of the report to negotiate, approve and enter into the required agreements as set out in paragraphs 1.96-1.102 of the report relating to
 - a. the NRIL Exclusivity Agreement,
 - b. the NRIL Sale Agreement and
 - c. the NRIL CPO1 and CPO2 Deed of Undertaking.These agreements are required in order to implement the land holding arrangements agreed with NRIL to deliver the land needed for the new Thameslink station.
10. Authorises the transfer of the land forming Plot 67 to Transport for London for nil consideration; and delegates authority to the Brent Cross Programme Director in consultation with the Chair of the Committee to approve the form of transfer deed and to authorise the Chief Executive to enter into the same as outlined in paragraphs 1.103-1.107 of the report.

14. COMMITTEE FORWARD WORK PROGRAMME

Concerns were raised about the number of items scheduled for the September meeting. It was agreed that the Chair and Deputy Chief Executive would review the Work Programme.

RESOLVED that the Committee note the Work Programme.

15. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT

None.

16. MOTION TO EXCLUDE THE PRESS AND PUBLIC

The Committee 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 3 of Part 1 of Schedule 12A of the Act (as amended).

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

It was noted that this was a report of the Chair, rather than the Deputy Chief Executive.

The Committee RESOLVED that the information contained in the exempt report be noted.

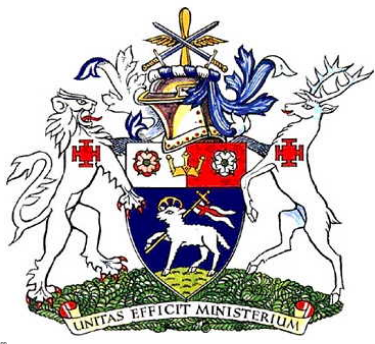
18. EXEMPT: BRENT CROSS UPDATE REPORT

The Committee RESOLVED that the information contained in the exempt report be noted.

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

None.

The meeting finished at 8.17 pm



Housing and Growth Committee 05 September 2022

Title	Brent Cross Update Report
Report of	Chair of Housing and Growth Committee
Wards	Cricklewood
Status	Public with Exempt report (Not for publication by virtue of paragraphs 3 and 5 of Schedule 12A of the Local Government Act 1972 as amended as this relates to information of a financial nature and information in respect of which a claim to legal professional privilege could be maintained in legal proceedings).
Urgent	No
Key	Key
Enclosures	Appendix 1, Brent Cross West Station (BXW) Site Progress Photographs Appendix 2, Governance Assurance Board Meeting Presentation 27 July 2022 Appendix 3, Controlled Parking Zone Map
Officer Contact Details	Luke Ward, Brent cross Programme Director: luke.ward@barnet.gov.uk

Summary

This report updates on progress across the Brent Cross programme since the last Committee meeting on the 22nd June 2022, in particular on the Brent Cross Town project with the opening of Claremont Park.

It also provides an update on Brent Cross West Station, noting continued progress on station construction and the station-into-use project.

The report also includes recommendations seeking authority to enable decisions relating to controlled parking zones, the granting of leases for meantime uses on Brent Terrace North, and notes that a second phase proposal is expected from Related-Argent later in the year.

Officers Recommendations

That the committee:

1. Notes the progress across the Brent Cross programme as detailed in the report; notably on the station works programme and the opening of Claremont Park.
2. Notes the progress on implementing the station funding strategy as construction nears completion, which is to be recommended for approval by Policy & Resources Committee on 29 September 2022, as set out in [paragraph 1.21](#) of this report.
3. Delegates authority to the Brent Cross Programme Director, in consultation with the chair of this committee to finalise and enter into the operational maintenance and lease agreements required to bring the station into use, as set out in [Paragraph 1.23](#) of this report.
4. Note the approach to lease the former 'Food for All' building on Brent Terrace North to Brent Cross South Limited Partnership (BXSLP) as a mean time use, and delegate authority to the Brent Cross Programme Director in consultation with the committee chair to agree and enter into the required lease agreements to implement this approach, as set out in [paragraph 1.44](#) of this report.
5. Agrees the approach to implementing an Experimental Traffic Regulation Order (ETRO) in the area in the vicinity of the new Station and Claremont Park to address short term needs, while a permanent Controlled Parking Zone (CPZ) programme is implemented across the wider area, as set out in [paragraph 1.59](#) of this report.
6. Delegates authority to the Brent Cross Programme Director to enter into variations to existing CPO Undertakings and Agreements for CPO 1, 2 and 3 which support the delivery of land for the project agreements to secure arrangements and/or compensation around land required for the scheme, as set out in [paragraphs 1.56 to 1.58](#) of this report.
7. Notes that a revised Business Plan and a second Phase Proposal are expected to be submitted by BXSLP to the Council later this year as set out in [paragraph 1.35](#) of this report. An update to the Committee will follow in due course.

1. Why this report is needed

- 1.1. This report provides the quarterly update on progress since the last Committee meeting on 13 June 2022.
<https://barnet.moderngov.co.uk/documents/s72888/20220613HAG-Brent%20Cross%20Update.pdf>

1.2. Since the last report progress continues to be made across the development site as can be seen in the latest drone images [July 2022 Drone Footage](#). The key updates for the committee to note are as follows:

- Claremont Park was opened to the public on Thursday 9 June with a series of free fun days to mark the official opening. The park opening has been a huge success and is being highly utilised. Over the summer a series of free arts, crafts and sports activities have also taken place.
- Continued improvements to the Claremont Way shops with the opening of Karma Bread bakery to supplement Happy Face Pizza and the visitor Pavilion.
- Additional free parking has been made available behind the Claremont Way shops and the Holiday Inn to respond to the increase in visitors to the area and to reduce the impacts on local residents.
- Construction works are proceeding on the new Brent Cross West station with canopy steelwork being installed on the platforms and works on both eastern and western entrances progressing well.
- Work to implement the handover of the station to the rail operators is well underway as well as revenue/cost modelling and the development of various legal agreements which will confirm the station operational and maintenance responsibilities.
- Planning approval has been received for the public realm outside the western entrance to the new station which will be implemented in time for station opening.
- Construction work for the replacement homes for the Whitefield Estate residents on Plots 53 and 54 on Brent Terrace continues to progress to programme.
- The programme to implement parking measures in the roads within close vicinity of the new station has been commenced. An experimental traffic regulation order will be implemented ahead of a permanent controlled parking zone.



Figure 1 - Brent Cross West Station (July 2022)

Brent Cross West Station

- 1.3. A significant amount of work has been completed at the new Brent Cross West station since the last report to this committee as can be seen from the photos in appendix 1.
- 1.4. The majority of the station structure and external envelope is complete. In addition, work is well underway to fit out the interior with managers' offices being constructed, cable management systems and suspended ceilings being installed. The most visible external change since the June Committee has been on the Western Entrance, with all steel lifts completed and brickwork underway.
- 1.5. Network Rail is due to complete its rail system and sidings physical work on site in mid-September with the installation of the Automatic Selective Door Operation (ASDO), permanent speed restrictions in the sidings and a new signal on the Up (towards central London) Slow line. The new signal is awaiting formal Network Change approval, however Network Rail will proceed with the installation during week 25 (mid-September) at its own risk.

Rail industrial action

- 1.6. Despite the industrial action that took place over week 13, Network Rail managed to secure the resources to deliver the required isolation and possessions. Some time was lost during the week 14 possession however significant work was undertaken in possessions across these two weekends with negligible programme impact overall.
- 1.7. The National Union of Rail, Maritime and Transport Workers (RMT) trade union has announced strike action on Thursday 18 and Saturday 20 August 2022 and the Associated Society of Locomotive Engineers and Firemen (ASLEF) held strike action on Saturday 13 August 2022. The impact of these actions on station progress is being assessed, but an initial review suggests this was minimal. There is a possibility that further action may follow. Network Rail will keep the project updated and will seek to prioritise access for the Brent Cross West project.

Programme Update

- 1.8. Construction of the station is forecast to complete by December this year. The station construction contractor, Volker Fitzpatrick Limited (VFL) has advised of slippages to programme that may extend the completion date of the station.
- 1.9. Programme slippages have been caused by a combination of delays to the fabrication and delivery of steel for platform waiting rooms and the Western Entrance Building (WEB) primary steelwork. These have a knock-on effect to other site activities such as completion of WEB brickwork and scaffold removal, the WEB public realm works and to the testing and commissioning programme.
- 1.10. MACE is working with VFL to find ways to bring back the overall completion date and minimise any risk to station opening.

Station Address

- 1.11. The new Brent Cross West station now has its own postcode and an official address registered with National Address Gazetteer and Royal Mail. The new address is:

Station Office (Unit 1), Brent Cross West Station, Geron Way, London, NW2 6AF. This is a significant milestone and formally puts the new station on the map.

Western Public Realm

- 1.12. Planning approval was granted for the public realm outside the western entrance to the new station on the 29 July 2022. The public realm will be delivered in time for the opening of the station and will include a small public square with cycle storage facilities and green planting. Full details of the application can be found on the Barnet planning portal (Ref 22/1895/FUL).

Handback Steering Group

- 1.13. With station construction nearing completion, significant focus is now being given to the process of formally signing off the new station and handing it back to the rail network for operations.
- 1.14. A Steering Group of Key Stakeholders has been formed to oversee station completion and handback progress in readiness for station opening. Key Stakeholders include Network Rail (NR), Govia Thameslink Railway (GTR), Department for Transport (DfT), Related Argent, Volker Fitzpatrick Limited, MACE and London Borough of Barnet; All have engaged positively. The Steering Group meets every 4 weeks and reports through to the Rail Operations Assurance Board.
- 1.15. The Steering Group is currently focusing on identifying a date for station opening, which will be shared with the committee once ready. It is important that all stakeholders are aligned in their commitment to a single date given the high level of complexity of the programme and the number of partners involved.
- 1.16. A number of "Day in the Life" sessions have taken place over the last few months which have included the main station stakeholders including GTR, Network Rail and Related Argent, with the intention to run through a number of scenarios for how the station will work practically on a day-to-day basis e.g. relating to fire safety, suspicious packages, and passenger assistance. These sessions resulted in significant progress with a number of agreements reached where there was previously ambiguity.

Station Opening Programme

- 1.17. Work is underway to develop a station opening events programme, focused on the practical opening of the station and the events leading up to this date. In order for these events to be effectively planned a firm opening date is required, which is a key objective of the handback steering group as mentioned in 1.14 above.
- 1.18. Ahead of the opening a number of visits will be planned for stakeholders, including residents, schools and local businesses, as well as national figures, industry partners, local councillors, MPs and press. There will be a need to carefully co-ordinate visits as we anticipate a large amount of interest in the station opening. Further updates will be provided to the committee in the coming months.

Anticipated Final Cost and Cashflow

- 1.19. As reported to the last Housing & Growth committees in November '21, February '22 and June '22, and as is the case with projects such as this, risks identified earlier in

the programme are increasingly likely to materialise towards the end of the project. These risks include those related to material cost inflation and supply chain issues as a result of Covid and the current economic climate, in addition to costs associated with cancelled railway possessions leading to prolongation on the construction programme. Availability and cost of materials continues to be an issue even at this late stage, for example in relation to paving materials.

- 1.20. The committee heard in June 2022 that a draft funding strategy has been developed that responds proactively to these issues and will take the station to practical completion. The main principles of the strategy include utilising existing budgets within the Brent Cross budget to fund the shortfall on the station in the short term, and reclaiming these costs from third parties. This strategy was presented to Brent Cross Governance Board on 13 May 2022.
- 1.21. A Capital Strategy bid to confirm this approach was presented at Governance Board on 12 August 2022 and will subsequently be recommended for approval in the report to Policy & Resources Committee on 29 September 2022.
- 1.22. As part of the Strategy, the council is pursuing parallel strands of activity with Government sponsors and our commercial partners to recover costs that have arisen by third parties and outside of LBB control, for example the week 35 cancellation reported to the committee previously, and cancellations earlier in the station programme. Whilst the council considers there to be a good probability of recovering significant costs through this process, settlement is not likely to be until after the practical completion of the station, meaning that the Strategy is required in the short term.

Station Property Agreements

- 1.23. As previously reported to this committee, the council has been working with Network Rail (NRIL), Govia Thameslink Railway (GTR), BXSLP Estate Management Company (ManCo) and the Department for Transport (DfT) to finalise the property agreements required to manage the station on a day to day basis. Draft Terms allow for the council to retain its freehold and grant leases/easements of the station entrance boxes to NRIL/GTR. The bridge concourse and station area will be an asset owned by NRIL with appropriate rights of access to the council/GTR.
- 1.24. A parallel workstream to develop models to estimate the running cost and revenues from the station is also being undertaken. It is anticipated that this work will be completed in September 2022. The Committee should note that, whilst the station is projected to generate a significant surplus to the rail network, the council is liable to cover the costs associated with any initial operating deficits.
- 1.25. The committee is requested to delegate authority to the Brent Cross Programme Director, in consultation with the Chair of this Committee, to finalise and enter into the required operational maintenance and lease agreements required to bring the station into use.

Brent Cross Town

- 1.26. Further progress is being made across the site as can be seen from the latest drone footage of the development area [July 2022 Drone Footage](#).

Claremont Park

- 1.27. Claremont Park was opened to the public on 9 June with a series of free fun days to mark the official opening. The park is designed as a neighbourhood park for Brent Cross Town and the local area, repurposing part of the existing Claremont Way Open Space.
- 1.28. The design of Claremont Park has been guided by a set of principles that include encouraging social spaces, improving connectivity, being accessible and inclusive, and creating real opportunities for play, leisure, exercise, and sport.
- 1.29. The park includes imaginative play and sports facilities, water features, nature trails, and a new locally run Ice Cream Parlour. A new art installation has also recently been installed outside the Ice Cream Parlour which was created with participation from local residents. Read more about these good news stories in the communications update.
- 1.30. A number of images of the new park and facilities are included below.



Figure 3 – Images of the recently opened Claremont Park

Additional Parking

- 1.31. With the opening of Claremont Park and the provision of new community facilities and retail offerings at Claremont Way, there has been an increase in visitors to the area. To reduce the impact of visitors parking on local roads new parking spaces have been introduced and are located behind the Claremont Way shops and at the new temporary Tilling Road Car Park with new signage promoting the use of these spaces. These parking areas fall with the Brent Cross Town Controlled Parking Area with further details on location, hours of operation and parking management available on the Brent Cross Town website. <https://www.brentcrosstown.co.uk/parking>
- 1.32. Further to the above measures, a more permanent programme to implement controlled parking across the development area is being implemented. Further detail is included in [paragraph 1.59](#).

Lot 1 Update (Plots 12 and 25)

- 1.33. As reported in the 13 June 2022 committee meeting, Brent Cross Town are progressing with Plot 12 construction which includes the new homes for Whitefield Estate Part 2 residents and Plot 25 student accommodation plot is targeted to complete in 2024. Under the terms of the Property Agreement there is a requirement to provide title indemnity insurance for development plots based on landownership within the Agreement. Plot 25 is a split between council and Argent with the council being solely responsible for plot 12.

Lot 2 Update

- 1.34. As reported to the committee on 13 June 2022, the legal agreements to drawdown the plots included in Lot 2 are currently being agreed with Related Argent. Lot 2 is made up of the remaining Phase 1 plots (Plots 13, 14, 202 and 203) and is intended to be drawn down as a single lot, by the end of the year. Work is expected to commence following the drawdown agreements being finalised. A further update will be provided to this committee in the Autumn.

Business Plan Update and Second Phase Proposal

- 1.35. Related Argent are currently working up details on revisions to the Business Case and the second Phase Proposal, following Phase One going unconditional in June 2022. These documents are expected to be submitted to the council in late 2022 and will be included in future reports to the committee.

Clitterhouse Playing Fields Update

- 1.36. As reported to the last committee there have been two rounds of public consultation on the plans for remodelling Clitterhouse Playing Fields. Feedback from these consultations has been used to inform amendments to the design of the playing fields in an attempt to ensure all views are catered for. A third round of consultation is scheduled to commence shortly. The consultation boards will be available to view, alongside previous information about the consultation at <https://www.brentcrosstown.co.uk/public-consultations> .
- 1.37. Clitterhouse Playing Fields is the largest green space in Brent Cross Town at around 44 acres. The goal of the consultation is to ensure the playing fields meet the needs of people who live, work and visit in the area now, and in the future, with an emphasis on creating an inclusive, accessible and welcoming space for everyone.
- 1.38. The feedback will feed into the final design which will be submitted as part of a planning application anticipated later this year.

Relocation of the Whitefield Estate Part 2 – Plot 12

- 1.39. Related Argent are progressing with enabling works on Plot 12 and the main construction work is due to commence in September, with the completion of new homes expected in 2024. Regular drop in sessions are being held with residents from the Whitefield Estate who will be moving into the new plot to ensure they feel fully engaged with and any questions they have are answered.

Housing Needs

- 1.40. Barnet Homes is continuing to verify the information collected from the housing needs surveys (conducted in 2021) on the secure tenants living in Clare Point, Norden Point and Whyhcote Point (Whitefield Estate Part 2). The verification exercise is due to be completed this Autumn. L&Q has sent an update letter (dated 21 July) to the secure tenants to inform them about the next stage of the relocation process.
- 1.41. As reported at the previous committee, L&Q is also developing a communications plan for the residents which will include hosting drop-in sessions, exhibitions, developing FAQs and producing a shared equity guide and updating the resident guide for Whitefield Estate Part 2 residents.
- 1.42. The council and BXSLP is continuing to work together to agree the strategy to secure vacant possession of the Whitefield Estate.

Temporary Lettings

- 1.43. Much of the land within Mega Phase A has now been licenced to BXSLP to facilitate land remediation, infrastructure and plot works. BXSLP under the terms of the Property Agreement can draw down land on a temporary basis for interim uses and have already done so with the parade of shops on Claremont Way, introducing Happy Face Pizza, Karma Bread Bakery in addition to the Visitor Pavilion facility. These upgrades have been successful.
- 1.44. BXSLP are working with a leisure operator on a proposal for the building currently occupied by Food for All on Brent Terrace North with the aim to upgrade the building for leisure use. Terms are being worked up at present and if concluded will see a short-term lease granted. The committee is asked to note the approach to lease the building to BXSLP to be developed out as a temporary use, and to delegate authority to the Brent Cross Programme Director, in consultation with the committee chair, to agree and enter into the required lease agreements to implement this approach.
- 1.45. The council retains some land and buildings within Mega phase A which it holds until drawn down by BXSLP. Officers are seeking to manage these spaces in a way which minimises costs to the council and also generate income that can be used elsewhere in the programme, before land is drawn down.
- 1.46. The council has granted a temporary letting on Cardiff House for storage use and remains in discussions with Jesus House on a further extension to the temporary letting of the building on Brent Terrace.

Critical Infrastructure being delivered by the council

Relocation of the Whitefield Estate Part 1 – Plots 53 and 54

- 1.47. L&Q's contractor Bugler is continuing with the main construction works on Plots 53 and 54. The estimated completion of the plots and the relocation of residents to their new homes is scheduled for May 2023. Works are progressing well with the substructure work now complete on both plots and the super structure well underway. Plot 53 Block A is ready for floor planks to the first level with the brickwork completed on one level. See drone image of Plot 53 (Block A and B) below:



- 1.48. The installation of the utility service cables in the carriageway of Brent Terrace is now complete. Works took a total of 5 weeks, and due to co-ordination of the utility services required (UKPN, heating pipes, Thames Water etc), the communication strategy and temporary replacement residential parking spaces provided by Bugler, the works were successfully completed with minimal impact on existing residents.
- 1.49. As previously reported, the council has received consent from the Secretary of State to extend the final demolition notice on Whitefield Estate Part 1. The previous notice expires on 11 November 2022, and it has been extended for a further two years to 11 November 2024.
- 1.50. The council has also agreed the Nomination Deed with L&Q, and this enables the nomination of the secure tenants on Whitefield Estate Part 1 to the new homes on Plots 53 and 54. The Deed grants the council nomination rights in perpetuity over the new homes. The Deed is due to be executed within the next few weeks, and an Officer Decision will support the sealing of this agreement. Previously, Housing and Growth Committee on 25 January 2021 approved entering and completing documentation to facilitate the delivery of the new homes.

Waste Transfer Station

- 1.51. McLaughlin & Harvey, the contractor appointed to deliver the new Waste Transfer Station, have undertaken detailed traffic modelling, and produced value engineering options to provide the most effective and cost-efficient design. The options are being reviewed to confirm which are to be progressed to RIBA Stage 3.
- 1.52. Further to completion of the Site Condition Report (SCR) for the former Hendon Waste Transfer Station, the application to surrender the environmental permits has been made to the Environment Agency.

Highways Works

- 1.53. The committee has previously approved the appointment of Tarmac Kier Joint Venture (TKJV) under the Highways Maintenance Framework to provide highway design and construction services on the Brent Cross project.
- 1.54. The Brent Cross Regeneration team has started engagement with TKJV to support the programme on the following schemes:

- Brent Cross West Station western entrance public realm (Design and Construction)
- A5 Edgware Road j/w Geron Way widening and improvements (Construction)
- Brent Terrace north improvements (Construction)
- Tilling Road j/w Claremont Road widening (Design and Construction)
- Tilling Road West realignment and improvements (Design and Early contractor Involvement)
- A5/A406/M1 junction improvement works (Design and Early contractor Involvement)

164-168 Cricklewood Broadway

- 1.55. Following completion of the junction widening and signals modernisation works at Cricklewood Broadway, a small parcel of land remains at 164-168 Cricklewood Broadway. The rendering work to the Party Wall has now been completed and work is underway to develop a feasibility study for this site. A further update on developing plans for the site is expected to be provided to the Housing and Growth committee meeting in the Autumn.

Compulsory Purchase Progress

- 1.56. The council served General Vesting Declarations (GVD's) to acquire land up to expiry of the CPOs in May/June 2021. It also served Notices to Treat (NTTs) to enable possession to be taken of land and title to be acquired once compensation has been agreed.
- 1.57. The council continues to negotiate compensation with affected landowners/occupiers in line with the statutory compensation code and conclude agreements through its external property and legal advisers.
- 1.58. The council has entered into several agreements with landowners within the CPO to govern the approach and terms of taking land broadly following the statutory compensation code. Some of these agreements date back to 2016 and with the progress of the project and changes in circumstances these agreements may require amendments and variations. The terms for concluding agreements have largely been delegated to officers and it is important to be able to conclude revisions or agree further undertakings with affected landowners/occupiers. The committee is therefore requested to delegate authority to the Brent Cross Programme Director, to enter into variation or amendments to existing agreements including Undertakings with affected landowners and occupiers (including statutory undertakers, eg NRIL/TFL and other utility providers) to secure arrangements and/or compensation around land required for the scheme for CPO 1,2 and 3.

Controlled Parking Zones

- 1.59. The approach to implementing parking restrictions in the area have been split into two phases;

Phase 1 (short term) - Experimental Traffic Regulation Order (ETRO)

- This will allow the implementation of parking measures in the short term to control parking on local residential roads in particular when the new Brent Cross West station is open, and to reflect increased parking demand that has occurred over the Summer as a result of new facilities in the area.

- The implementation of the ETRO will focus on the roads in close vicinity of the Brent Cross West station – Claremont Road from Tilling Road to Brent Terrace South, Clitterhouse Road, Clitterhouse Crescent, Whitefield Avenue, Marble Drive, Prayle Grove, Walcot Avenue, Brent Terrace South.
- The ETRO is likely to include measures such as Parking Permit Areas and marked Controlled Parking Zone bays to ensure parking is available for residents / visitors / businesses.
- We anticipate that, subject to further detailed work and consultation, these measures will start to be implemented this Autumn in a phased approach ahead of the Brent Cross West station opening next year.
- Following implementation of the ETRO, consultation will run for a minimum of 6 months with a view of making it permanent if positive feedback is received. Likewise, the ETRO can be removed relatively quickly if it does not address the parking issues identified by local people.

Phase 2 (longer term) - A full Controlled Parking Zone (CPZ)

- A review into the implementation of a permanent controlled parking zone has also been commenced. This covers an area referred to as UC4 and covers a much wider area than the ETRO. A map showing the area is included at Appendix 3.
- The wider area will be monitored with the evolving development and if parking stress is evident, a full public consultation on the proposals will commence before any CPZ is implemented.
- Following the consultation, the design will be finalised, and is expected to be implemented in 2024 to coincide with the first new occupation of the development.
- A dedicated ETRO/CPZ page will be going live on the TransformingBX website in the coming months.

TFL Bus Route Consultation

- 1.60. In June TfL started consultation on the Central London Bus Review. TfL relies on customer fares for the majority of its income meaning that the pandemic has had a huge impact on their ability to run services. Although customer numbers are increasing these are still below pre-pandemic levels and for TfL to keep operating requires government emergency funding. Moving forward TfL will need to demonstrate how it can make financial savings including the reduction in the bus network. This is a pan-London issue and not one that impacts Brent Cross specifically.
- 1.61. The council has challenged the proposals in its response to the consultation, as approximately 7.5% of the forecast bus passengers accessing Brent Cross Town would be affected by the proposed changes to the 189 and 16 routes and it will make it harder for the Brent Cross development to meet agreed modal share targets. These impacts should be assessed more fully by TfL to ensure that the proposed bus network changes do not undermine commitments made as part of S106 negotiations and through the planning process, which have been duly assessed. Demand modelling, for instance strategic modelling outputs, has not been provided by TfL to assess the

impact of the proposed changes to the bus network on the Brent Cross development. This should be provided to demonstrate that the Brent Cross development target mode shares can be achieved, and that adequate bus service capacity are provided for the Brent Cross development from the outset.

- 1.62. Whilst it is accepted that there have been changes in bus demand post-pandemic, it is critical that the proposed changes are not short-sighted and that they do not restrict the ease of access and modal choice for people accessing Brent Cross Town in the coming years. These changes could create a risk to the regeneration's target mode shift away from private car trips, which is out of step with the objectives of the Mayor's Transport Strategy.

Licences

- 1.63. The council and Brent Cross Town continue to agree licences to facilitate the infrastructure works across the Brent Cross Town development. A number of licences have recently been agreed or are currently being negotiated as set out below:
- An extension to existing infrastructure licence to include the area outside the front of the new Brent Cross West station, allowing Related Argent to develop out the interim interchange.
 - An extension to an existing compound licence to include the former Hendon Waste Transfer Station and surrounding lands to be used as a site compound.

Donoghue

- 1.63.1. The PB Donoghue waste management site on Claremont Road has been sold to Chase New Homes, an independent housing developer. A more detailed planning application is expected to come forward in the coming months, with any new development subject to consultation and detailed planning approval. In the meantime, the waste management site will continue to operate as usual.
- 1.64. As part of the long-term plans for the area, the site is expected to be redeveloped in the future for housing. This is part of the existing outline planning permission for the regeneration of the Brent Cross Cricklewood area. Not only will this mean new housing sooner in the overall development programme, but also has the potential to have a positive impact on air quality and traffic in the area by removing a significant quantity of HGV traffic from Claremont Road and other surrounding residential neighbourhoods.

Brent Cross South Retail Park

- 1.65. The Retail Park remains fully let.
- 1.66. As reported to the last committee Heads of Terms and the subsequent variation to the project agreement have been completed to provide the framework for bringing the Retail Park into the Brent Cross Town Joint Venture. Progress incorporating the Retail Park into the wider scheme will be reported to future meetings of the committee.

Benefits Realisation

- 1.67. As the programme moves increasingly towards delivery of new services and facilities locally, the importance of tracking the benefits for local people and groups becomes increasingly important. Maintaining a focus on this “benefits realisation” is therefore an important strand of activity.
- 1.68. Notable benefits to date include improved community facilities with both the Exploratory Park and now Claremont Park servicing existing residents, providing safe, well maintained and accessible space for all to use. Improved retail offerings have also been implemented with a new bakery, pizza restaurant and coffee shop available and upgrades to the Claremont Way parade of shops, in addition to the new Ice Cream parlour in the park.
- 1.69. Other benefits have also been achieved in delivering the development, with investment in local people – with 16% local employment achieved so far this year. There have also been 26 work experience roles and 11 training / apprenticeship opportunities created this year. Contractors continue engagement events targeting local schools and colleges, ensuring awareness of opportunities on the project.
- 1.70. Further updates to benefits will be reported to future committees, and a new page on the Transforming BX website will be developed, to specifically report on achieved and future benefits that the scheme is bringing to the local area.

Brent Cross Shopping Centre

- 1.71. There is no further update since the last meeting of the committee. Hammerson have communicated they are developing some plans to implement some minor improvements to the area surrounding the shopping centre.

2. Reasons for recommendations

- 1.72. The comprehensive regeneration of Brent Cross is a long-standing objective of the council and a key regeneration priority of the Mayor of London. The details of the scheme are set out in previous update reports to this Committee

3. Alternative options considered and not recommended

- 1.73. None in the context of this report.

4. Post decision implementation

- 1.74. The council and its advisors will continue to progress all work streams to ensure delivery of the Brent Cross regeneration proposals as outlined in this report and approved by the Housing and Growth Committee.

5. Implications of decision

1.75. Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

1.75.1. The council has put in place procedures to ensure the effective monitoring of the financial performance of the BX Programme. The BX Governance Board comprising senior officers of the council, including the Chief Executive and the Director of Finance, receives a detailed report each month setting out the financial performance of the BX Programme. This report includes a breakdown of the performance against the approved budgets and details of the individual Officers responsible for managing the budgets included within the BX Programme.

1.75.2. The overall BX Programme position forms part of the Financial Monitoring Report being presented at this Housing & Growth Committee.

Land Acquisitions

1.75.3. The approved budget is £64.699m. Cumulative spend to date is £57.046m. The current year forecast for 2022/23 is £4.197m

Brent Cross Town Land Acquisitions

1.75.4. The approved budget is £34.920m. Cumulative spend to date is £16.178m. The current year forecast for 2022/23 is £1.939m

Brent Cross West Station

1.75.5. The approved budget is £372.295m. Cumulative spend to date to is £302.144m. The current year forecast for 2022/23 is £64.693m.

Critical Infrastructure

1.75.6. The approved budget is £55.9m. Cumulative spend to date is £41.664m. The current year forecast for 2022/23 is £12.476m

DLUHC Grant Funding

1.75.7. The final drawdown against the DLUHC (formally known as MHCLG) grant funding was made on 9 June 2022 and received on 29 July 2022. The total £416.573m grant has now been received. The council continue to work with DLUHC on closing off the DLUHC funded elements and will be updating further on the repayable element of the grant once income from the Brent Cross Town scheme starts to materialise.

1.76. Legal and Constitutional References

1.76.1. The council's Constitution, Article 7.5, states that the functions of the Housing and Growth Committee includes responsibility for regeneration schemes and asset management.

1.76.2. The council's Constitution, Article 10 Table A states that the Housing and Growth Committee is responsible for authorising all disposal and acquisition of land for over £500k.

- 1.76.3. The council has a range of powers to enter into the legal agreements and to implement the transactions referred to in this report. These include:
- 1.76.4. the general power of competence under section 1 of the Localism Act 2011 ;
- 1.76.5. the 'incidental power' in Section 111 of the Local Government Act 1972 that enables the council to do anything which is calculated to facilitate, or is conducive or is incidental to, the discharge of its functions;
- 1.76.6. sections 120, 122 and 123 of the Local Government Act 1972 (power to acquire, appropriate and dispose of land);
- 1.76.7. the Environmental Protection Act (in relation to waste collection and disposal functions);
- 1.76.8. the Town and Country Planning Act 1990 (development and planning powers)
- 1.76.9. All of the activity and legal transactions contemplated in this report will be carried out pursuant to and in compliance with all relevant statutory requirements, including all procurement activity which will be undertaken in accordance with the Council's Contract Procedure Rules and the Public Contracts Regulations 2015 (as amended) or any replacement public procurement regime that may become law in the UK as applicable.

1.77. **Insight**

- 1.77.1. None in the context of this report

1.78. **Social Value**

- 1.78.1. As indicated in sections within this report, the Brent Cross programme will secure wider social, economic and environmental benefits.

1.79. **Risk Management**

- 1.79.1. Risk management has been applied across all levels of the programme. Owners and mitigation plans are identified, and risks are measured against impact and likelihood to give an overall rating. High rating risks are escalated and reported through the defined reporting procedure with top risks reported to the Brent Cross Governance Board. Currently the high-level risks and mitigations are summarised below:
- 1.79.2. **Programme and funding** – There is a risk that BXN does not progress in the form currently proposed. Whilst the funding risk to the Station delivery has been significantly mitigated through the Revised Funding Agreement with Government, the delivery of the BXN proposals and delivery of infrastructure is an important part of the regeneration proposals.
- 1.79.3. **Station Delivery Date** – there is the risk that the station opening date may be delayed. The current programme maintains construction completion by December 2022, however delays as a result of cancelled railway possessions and the impacts of the pandemic have utilised all remaining float. There is a risk that this could be further impacted as a result of other works to the railway, and the risks of inclement weather or industrial action. The council has worked with DfT and Network Rail alongside the

Train and Freight Operators to develop a revised industry integrated programme, underpinned by the signed Memorandum of Understanding. This programme has been agreed and a workable possession programme is in place subject to final testing by Network Rail. A QRSA has also been undertaken. While the possession risk has been mitigated, railway possessions can, whilst unlikely, be cancelled as a result of unforeseen circumstances as has been seen already. The project team and Network Rail have developed a contingency strategy in the event of a further loss of possessions. These are regularly monitored through both NR board and Rail operations assurance board.

- 1.79.4. **Train Operating Timetable** - The BXW team have, for some time been facilitating a regular meeting with Train Operators (EMT and GTR), the DfT, and NR. This Board (Rail Operation Assurance Board) deals with all rail industry issues and interfaces. One of the headline areas of interest is the new rail timetable to accommodate the planned stopping pattern at the new station. The industry has a complex and lengthy process for securing future timetables which takes into account competing bids for access. Most recently the DfT and NR have indicated that the expected stopping pattern for the BX station is under review, review and may not align to the 8 trains per hour peak and 4 trains per hour off peak included in the business case. The reason for this review is predominantly down to impacts of the pandemic on passenger numbers. While the train service pattern is largely out of the control of the council, officers are in close discussions with the DfT to ensure capacity is included within the timetable for the business case scenario, as passenger numbers are anticipated to increase as development comes forward. As soon as discussions about the timetable have been completed and confirmed by the rail operator this will be reported to the committee.
- 1.79.5. **Station Franchise** – The current Thameslink franchise, operated by GTR, has been renewed which removes a risk of uncertainty on the station operator. There remains a small residual risk as the new station still needs to be formally accepted by the operator, however through consultation with DfT and GTR through the various project boards it has been made clear the station is to be considered as part of the franchise when it comes into use and a robust handover process has been developed with all industry stakeholders included.
- 1.79.6. **BXW delivery costs** – as with all major programmes there is the risk that costs will increase during programme delivery. As reported to previous committees the BXW budget is under pressure and this risk is being actively managed with public sector partners and contractors. The contract between the council and NR is an Emerging Cost contract. As indicated in previous reports, all emerging cost contracts entered into will require strong contract management to ensure all costs incurred are reasonable. As part of the signed Implementation Agreement the council has open book access to all of Network Rail's financial information relating to invoiced costs incurred on the programme. This extends to Network Rail contractors where an emerging cost contract is in place. As referred to in the report to the former Assets and Regeneration and Growth Committee (ARG) in November 2018, the council also has the right (subject to notice and personal safety) to access the site and attend meetings. In this regard, the regular senior level meetings between Network Rail and the council/Mace delivery are continuing to review the costs each month. Similarly, there is an on-site presence by the council/Mace delivery team to be monitoring programme and work achieved, particularly during track possessions. As indicated within this report, delivery costs have increased and put pressure on the programme budget. A

funding strategy has been developed and will be reported to Policy & Resources Committee for approval on the 29 September 2022.

- 1.79.7. **BXW Station Operating Costs** – As part of the original station business case and grant agreement, it was agreed that the Council would take on the operational cost of the station until it became profitable. Work is underway to confirm the ongoing operational cost of the station which will feed into an updated model that will provide further clarity on future cost risk. If the council does take on additional cost risk, there is an opportunity to offset this against future station income once it becomes profitable. Discussions are ongoing with DfT on this topic.
- 1.79.8. **Resources** - The most important control mechanism for the council is to employ experienced staff who will provide diligent review and challenge of the NR cost base and reject any costs which are not reasonably and properly incurred. The council's Client and BXW delivery team comprises professionals used to working on the railway within Network Rail and are experienced in delivering large railway projects. There is a need to ensure resilience within the programme in the event that key persons depart the project as well as to update the succession planning strategy.
- 1.79.9. **Economic Change** – There is a risk that the prevailing economic position for the traditional retail sector will continue alongside residential and commercial given current market conditions. This could result in reduced demand for retail space and administration to existing retailers. To mitigate this both Brent Cross North and Brent Cross Town development partners are exploring/reviewing diversification of offer within the Brent Cross development area. Wider macro-economic shocks may also impact the residential and office markets in London.
- 1.79.10. **COVID 19** – In line with national statistics, this risk has reduced, but the team continues to monitor cases and impact on programme. So far programme has been maintained however the team do expect some additional challenges as impacts on the supply chain are understood. Cost impact to date is estimated at £4m. It should be noted that further risks are dependent on any changes to government guidelines which could impact the project. The project team is maintaining a COVID 19 impact tracker to ensure all unavoidable costs and delays are recorded.
- 1.79.11. **Availability of Materials** – Costs and availability of materials following the impacts of the pandemic and more recently the war in Ukraine is having an impact on supply chains across the world. For elements of the scheme that are close to completion such as the Brent Cross West station this is less of an issue, however for those that have yet to start construction such as the new Waste Transfer Station the impacts may be significant. The programme team continues to assess the changing situation and are taking a pragmatic approach, considering alternative materials where possible if lead times are becoming an issue
- 1.79.12. **Retail Park Acquisition** - The key risk associated with the acquisition of the Retail Park is ensuring that the acquisition has no negative impact on the General Fund. The council has in place the required structures and will update as required to enable it to manage the Retail Park against these short-term variables such as Covid and Brexit to ensure that the council will secure the required returns so that there will be no gap or negative impact on the General Fund.
- 1.80. **Equalities and Diversity**

- 1.80.1. As previously reported, the Development Proposals support achievement of the council's Strategic Equalities Objective.
- 1.80.2. The development proposals for the Brent Cross scheme will make a significant contribution to the provision of additional, high quality affordable housing units in the Borough as well as providing employment through the creation of a new town centre with leisure, health and educational facilities. The delivery of the Brent Cross West station will enhance public transport provision and improve accessibility and provide greater choice for all. It should be emphasised that a fully integrated and accessible town centre will be created as part of these proposals.

1.81. **Corporate Parenting**

- 1.81.1. None in the context of this report.

1.82. **Consultation and Engagement**

Brent Cross Cricklewood programme-wide communications

- 1.82.1. We continue to work with our delivery partners to ensure residents impacted by the development are given clear and timely construction updates, and that they are aware of the opportunities and benefits of the development.

Channels update and good news stories

- 1.82.2. We are in the process of updating the TransformingBX.co.uk website. Since it launched in February 2020 there have been over 40K unique users to the site. Visits to the site remain high with particular interest in the station, local construction and local news. The website content will be updated to reflect the progress made across the development over the past two years and provide more information on future milestones and phasing.
- 1.82.3. Our e-newsletter continues to perform well. The June 2022 e-newsletter was sent to over 300 people covering the opening of Claremont Park, jubilee events at Exploratory Park and Claremont Way, community fund applications and an update on Brent Cross West. It performed well with a 69% open rate and 12% click through rate.
- 1.82.4. The August e-newsletter featured news stories on station progress, Stranger Things: The Experience at Troubadour Brent Cross Studios, Women In Sport's Time Together campaign, features on Claremont Park and resident drop-in sessions.
- 1.82.5. Brent Cross Town has its own well performing website, BrentCrossTown.co.uk, e-newsletter and marketing strategy that continues to drive interest in the programme and the latest developments.

Construction updates

- 1.82.6. The latest three month construction update was issued in June 2022 providing a forward look of construction activity for Brent Cross West, Brent Cross Town and Plots 53 and 54 (replacement homes for Whitefield Estate residents) until the end of September.
- 1.83. The next construction update is due to be release end of September.

Good news

- On Thursday 9 June we official opening Claremont Park. Press coverage was received in the local [Barnet Times](#) and [Kilburn Times](#) newspapers.
- It was also featured on the [TransformingBX.co.uk](#) website and in [Barnet First](#) magazine.
- We have also covered local news stories on [Gussy's Ice Cream Parlour](#), a local family-run kiosk which won a competition to host a local business in the park/ Claremont. In July, Related Argent also unveiled a new artwork, [Rainbow Ribbons](#), which can be found outside Gussy's Ice Cream Parlour.
- During the summer we also promoted a range of summer arts, craft and sports activities. The events were promoted via a letter drop to residents living closest to the park, and via social media only. <https://transformingbx.co.uk/summer-activities-at-brent-cross-town-parks/>
- Hit Netflix show Stranger Things came to Brent Cross Town in August when an immersive experience launched at Troubadour Brent Cross Studios on the site of the old Toys 'R' us. <https://transformingbx.co.uk/stranger-things-the-experience-at-brent-cross/>
- Pictures in progress: in August we provided an update on the construction of Brent Cross West station with a regular updated including pictures of the western entrance and lower canopies. <https://transformingbx.co.uk/progress-in-pictures-station-fit-out-begins/>

Community Drop-in Sessions

- 1.83.1. On Wednesday 29 June, following the opening of Claremont Park, we held a drop-in event at The Visitor Pavilion for residents of Clitterhouse Crescent, Brent Terrace and the Whitefield Estate to provide residents with an opportunity to ask questions and provide feedback. This follows a well-attended drop in event on Tuesday 22 March.
- 1.83.2. Teams from Related Argent, Barnet Council and L&Q attended along with around 30 residents and ward members. Parking and concerns around noise from the newly opened Claremont Park remained the most common concerns from residents and offices committed to coming up to practical solution where possible.
- 1.83.3. Monthly drop-in sessions have been arranged on the last Thursday of August, September, October, and November which will follow the same format. We have written directly to residents to make them aware of the events and will continue to publicise them via digital communications and in the September construction update. More information about these drop-in sessions can be found [here](#).

Consultations

- 1.83.4. As mentioned at the time of finalising this report, a third and final round of consultation on Clitterhouse Playing fields is planned. Details can be found at <https://www.brentcrosstown.co.uk/public-consultations/>

Promoting skills employment and opportunities

- 1.83.5. A key part of our communications strategy is to promote the opportunities for local people and businesses during the construction phase of the development and beyond.

1.83.6. Social value Teams across the development continue to support local schools and community groups. You can find out about the Brent Cross Station team's most recent projects [here](#).

1.83.7. Skills, jobs and grant opportunities can also be found at www.transformingbx.co.uk/opportunities

1.84. **Environmental Impact**

1.84.1. Brent Cross Town vision includes a commitment to developing a net zero carbon town and achieving this aim by 2030. This will be achieved through a mix of low-carbon construction, renewable power, circular economy principles, carbon offsetting — and by empowering everyone who lives and works in the new town to make low-carbon lifestyle choices of their own.

1.84.2. The new Town will be served by a new train station with bus connections which will promote use of public transport and take cars off the road. The station creates a new walking route across the midland mainline railway making this a much more feasible journey for pedestrians and cyclists in the area. Improvements to previously congested road junctions will improve idling time and traffic flows in these areas.

6. Background papers

1.85. Housing and Growth Committee, 13 June 2022, Brent Cross Cricklewood Update Report

<https://barnet.moderngov.co.uk/documents/s72888/20220613HAG-Brent%20Cross%20Update.pdf>

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BX H&G Appendix 1 - Brent Cross West Site Progress Pictures – August 2022

DETAILED PICTURES ON PAGE 2

1. **Fourways** installing CMS and wiring to aid CCTV installation on SEEB Gulam columns
2. **Advanced Glass** continued panel installation to entrance frame of EOB
3. **3.1 Adept** finished internal walls of managers room on West and **3.2** to be finished on East. GL 3-6 to BOH office
4. **Cavers** installing steelwork on WEB
5. **PLS** continued shuttering stairs to be poured
6. **Adept** installing SFS to steel work at WEB
7. **7.1 Fast Platform: Carvers** aligning lower canopies
7.2 OCL air testing main drainage from FXH35 to FXH00
8. **8.1 Slow Platform:** Installation of manhole frame northern end. Manhole benching of manhole northern and southern end
8.2 Continued with block paving around manhole northern end. Installation of hydraulic hoses LMR
9. Station elevation

BXW Station looking East to West







Brent Cross Governance Assurance Board

27 July 2022

BXT Construction update

Brent Cross Town

- Ongoing legal work for IP2 (Lot2) plots. Drawdown targeted later this year for plots 13, 14, 202 and 203.
- Continued upgrades to Claremont Park – new art installation at the ice cream parlour (see image)
- Community Foods haul road nearing completion to be brought into use in August.
- On site construction progressing well – Substation / Plot 25 / Plot 12 / Basement works (see images)
- Regular engagement sessions with Cllrs and local communities.



Site Update



Site Update – Plot 25



Site Update – Substation energy centre

- Part of building a Net Zero Carbon Town
- Steel 'wrap' to be 100% reused steel




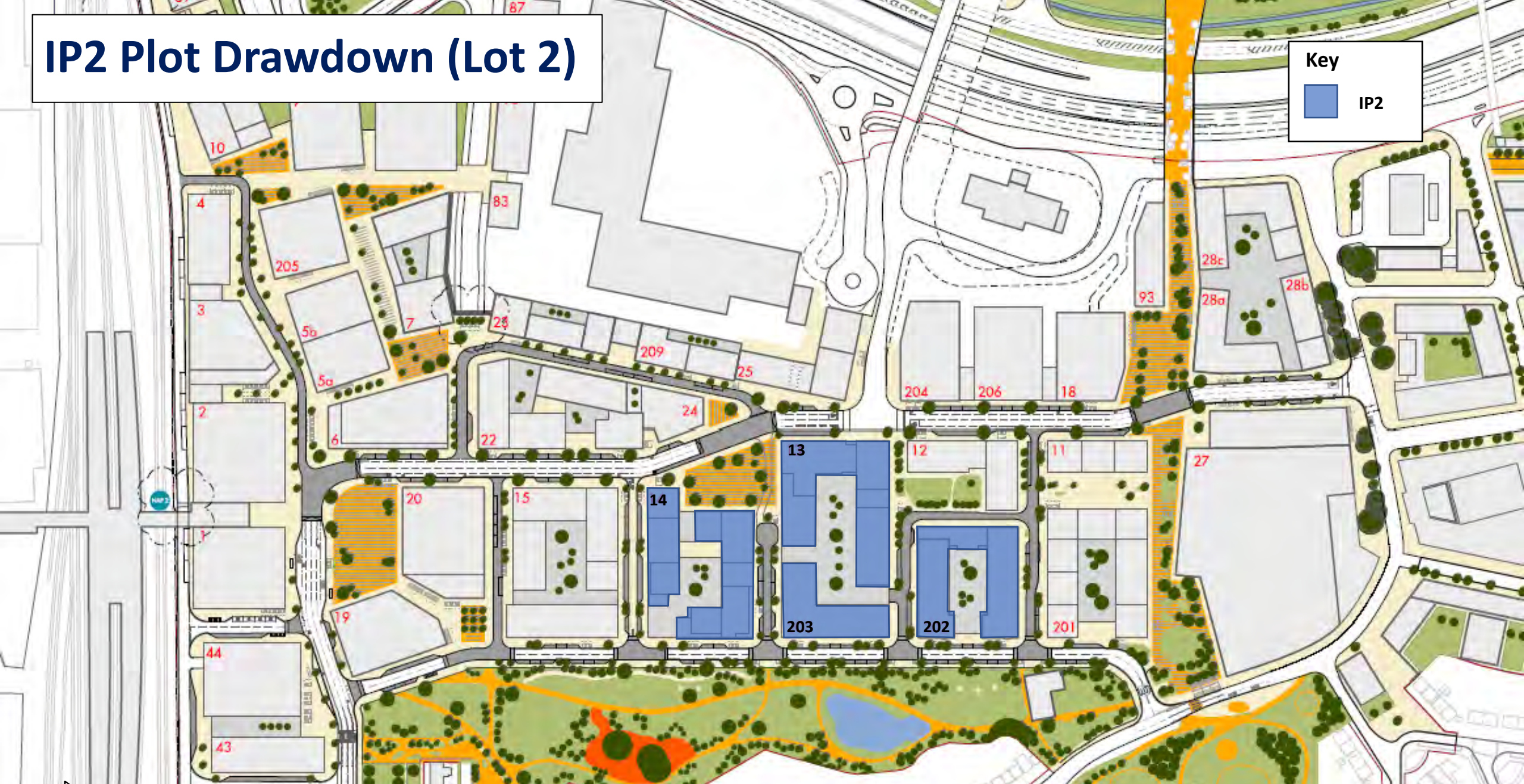
Site Update – IP2 Plots & Plot 12



IP2 Plot Drawdown (Lot 2)

Key

 IP2



Plots 53/54

- Whitefield estate replacement units - 47 homes, between Brent Terrace and Clitterhouse Crescent. To be the first completed homes of the Brent Cross development. Completion date for works is May 2023.
- Works have progressed on the sub structure blockwork and all drainage has been installed on Plot 53 and is in progress on Plot 54.
- Utility works are schedule to take place next month – impact expected on Brent Terrace parking. Communication underway with residents – letter going out this week.
- Experimental Traffic Regulation Order (ETRO) being implemented on Brent Terrace ahead of permanent CPZ.



Programme Updates

Waste Facility

- Contractor McLaughlin & Harvey continue design work (stage 1) – some additional scope items being considered.
- WTS procurement is a two stage design build contract.



Brent Cross railway Systems Works

- Drainage run completed successfully in weekend Wk13
- Final Overhead Line Equipment (OLE) rewire completed successfully in weekend Wk14
- 120 m troughing laid in preparation for new signal on the up slow
- Initial deconfliction meeting held to support multiple projects working in signalling panel during week 25 (mid- September). Good level of confidence gained that deconfliction is possible, to be monitored moving forwards.
- Planning and preparation works ongoing for final commissioning activity scheduled for week 25

Brent Cross West Station

- Good progress in Weeks 13/14 including lower canopy steelwork installation, halo cladding, paint remedials & bird deterrent.
- Platforms – All copers now installed. Primary steelwork installed for staff / driver’s welfare building on slow platform. Lift installation on the fast platform has commenced.
- Concourse – Steel Framing System (SFS) and boarding installed to back of house rooms on both sides of the concourse. Suspended ceiling system commenced in the central concourse area.
- Overbridges – CMS installing ongoing in the WOB. Suspended ceiling install progress well.
- SEEB – MEP works including cabling & lighting installation has commenced
- SWEB – Primary steelwork arrived on site. Formwork being installed for staircase concrete pour.

BXW Programme Updates



BXW Programme Updates



Managers room east side un-paid concourse.



Managers room west side un-paid concourse.

BXW Programme Updates



SEEB looking towards the Brent Cross Town Development



Steel lifts for the platform waiting rooms

BXW Programme Updates



Steel work installation on the Western Entrance



Service corridor Progression on the Western Entrance

Handback Steering Group

- The Handback Steering Group of Key Stakeholders has held its first full session. Positive engagement from stakeholders.
- The standing agenda covers: Progress Reporting Presentations: - Station hand back - Station Entry into Service - Public realm integration - Railway Systems & Service - 'Day in the Life' – scenario update - Legal documentation & Lease Arrangements - Final Action Tracker review
- Format of future sessions to be tweaked to ensure sessions are more strategic, focusing on progress exceptions, programme assurance and major risks
- Request for GAB members to provide contacts who may be interested in site visit as part of station opening programme.

BXW Programme Updates – Lookahead

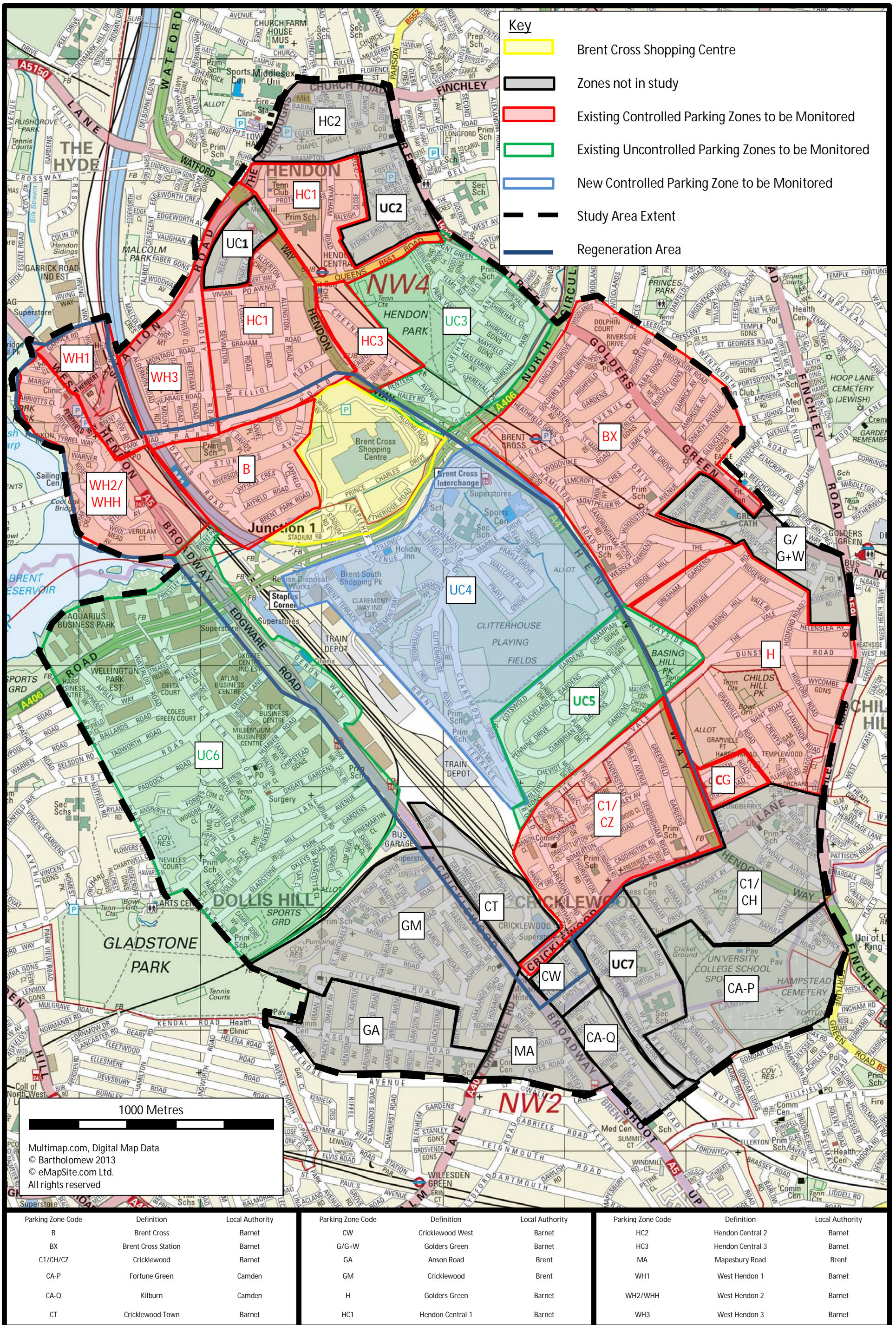
Rail Systems

- Installation of new signal planned for week 25 (mid-September 2022)
- Level crossing 5mph Permanent Speed Restriction (PSR) planned for week 25, along with install and commission of Automatic Selective Door Opening (ASDO) to support Class 700 trains to call at new Station
- Rail Systems & Sidings - general commercial account close out progressing

Station

- Steelwork installation programme is taking longer than anticipated due to complexity of connection details. Additional possession access is being sought to help reduce the impact on the construction completion date. Use of existing possessions in weeks 21, 24 & 25 is being discussed between CR-Mace, VFL and NR.
- VFL have advised of a planned commissioning date for the substation by UKPN in mid-September 2022.
- VFL compensation event for Week 35 agreed with VFL. A full Relief Event pack of information has been compiled and issued to NR.
- Productive meetings have been held with all stakeholders on the operational & maintenance responsibilities for the station. Focus is now moving to the plan for drafting and agreeing contents of the legal documents. Progress underway on the operational / management documents required for station opening.

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Parking Zone Code	Definition	Local Authority
B	Brent Cross	Barnet
BX	Brent Cross Station	Barnet
C1/CH/CZ	Cricklewood	Barnet
CA-P	Fortune Green	Camden
CA-Q	Kilburn	Camden
CT	Cricklewood Town	Barnet

Parking Zone Code	Definition	Local Authority
CW	Cricklewood West	Barnet
G/G+W	Golders Green	Barnet
GA	Anson Road	Brent
GM	Cricklewood	Brent
H	Golders Green	Barnet
HC1	Hendon Central 1	Barnet

Parking Zone Code	Definition	Local Authority
HC2	Hendon Central 2	Barnet
HC3	Hendon Central 3	Barnet
MA	Mapesbury Road	Brent
WH1	West Hendon 1	Barnet
WH2/WHH	West Hendon 2	Barnet
WH3	West Hendon 3	Barnet

Figure 1: Proposed Monitoring Strategy 55

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	<h2 style="margin: 0;">Housing and Growth Committee</h2> <p style="margin: 0;">AGENDA ITEM 8</p> <h3 style="margin: 0;">5th September 2022</h3>
Title	<h2 style="margin: 0;">Proposed Amendment to Asset Acquisition Strategy</h2>
Report of	Chair of Housing and Growth Committee
Wards	All
Status	Public
Urgent	No
Key	Key
Enclosures	Appendix A – London Borough of Barnet Acquisition Strategy
Officer Contact Details	<p>Chris Smith, Assistant Director – Estates, chris.smith@barnet.gov.uk</p> <p>Suzi Carter, Programme Manager – Estates, suzi.carter@barnet.gov.uk</p>
<h2 style="margin: 0;">Summary</h2>	
<p>This report seeks approval for proposed amendments to the London Borough of Barnet Asset Acquisition Strategy, which was approved by Housing and Growth Committee in January 2021, and is attached as Appendix A to this report.</p>	
<h2 style="margin: 0;">Officers Recommendations</h2>	
<p>The Committee approves the changes to the Asset Acquisition Strategy document.</p>	

1. Why this report is needed

1.1 To seek approval for the proposed amendments to the Asset Acquisition Strategy document. The aim of the revised strategy is to articulate why acquisitions and disinvestments / disposals are sometimes necessary and to detail how such transactions should be executed, when they are justified.

1.2 Background to the Proposal

1.2.1 The council, as both the Local Authority and an existing landowner, can use its position in the borough to acquire assets for regeneration, which may create synergies with the council's existing estate and assets. An example of this is the systematic purchasing of land and interests around the Brent Cross Town (BXT) regeneration area, including the purchase of the Brent Cross South retail park for its strategic marriage value to the BXT scheme.

The London Borough of Barnet will, from time to time, have the opportunity to secure strategically important and / or distressed assets, which require public-sector interventions. On occasion, these may be income producing, as a secondary consideration.

Under certain circumstances, the council may also purchase assets outside the borough, as is currently the case via The Barnet Group's housing acquisition programme. There is also a similar case for a solar installation, providing green energy for the borough, whilst offsetting residual carbon emissions.

Good asset management requires that the performance of the built asset portfolio should be continually monitored, both as to the composition of the portfolio and its financial performance. An exercise is being constantly undertaken to review the current and future performance of the commercial assets to inform sell, retain or manage decisions.

From time to time, arising from the review process, there may be a requirement to sell properties, in particular to facilitate housing construction. The revised strategy also proposed how these should be identified and managed.

1.3 Governance Process

- 1.3.1 An internal officer governance board has been established to oversee the acquisition and management of assets (where they represent a short to medium-term investment), once approved by relevant committee / delegated officers. This board, which reports into Housing & Growth and Policy & Resources Committees as appropriate, has requested the preparation of this paper.
- 1.3.2 All acquisitions will be subject to the requirements for business case building and governance in line with the published Capital Strategy. A business case justification will be used, in compliance with the Treasury Green Book, which will include a financial appraisal to the Treasury Green Book standard and justification, signed off by the Section 151 Officer or their delegated officer. It will also include a management case, including risk management and the modelling of multiple exits.

2 Reasons for recommendations

2.1 The market, particularly in Town Centres, has materially changed since the council last published its Asset Acquisition Strategy. This, along with policy changes effected after 58

the Local Elections in May 2022, have prompted officers to fundamentally review the previous strategy approved by Housing and Growth Committee in January 2021.

2.2 The revised Strategy set out by the council will continue to be compliant with the Prudential Code for Capital Accounting (“the Code”). The strategy will also continue to be compliant with the Department for Levelling Up, Housing and Communities (DLUHC) Statutory Guidance on Local Government Investments² (“DLUHC Guidance”).

3 Alternative options considered and not recommended

3.1 The alternative is to continue to operate under the approved Asset Acquisition Strategy which does not cater for the changing market in Barnet’s town centres plus the potential acquisition of renewable energy, and does not cover disinvestment / disposals.

3.2 The other alternative is to not buy any additional land or property, which would potentially render LBB unable to deliver regeneration and infrastructure improvements to the Borough, unable to protect against market failure and potentially unable to invest in renewables for the financial and social value that brings.

4 Post decision implementation

4.1 The following will occur:

Implementation of the amended strategy

This strategy will form part of the Council’s capital strategy documents

Internal governance arrangements will be established

All potential acquisitions will be tested against the parameters contained within this strategy and the previously approved strategy document

The review of the existing portfolio will continue and further recommendations arising from this will be brought back to the Housing and Growth Committee at the appropriate time

All individual acquisitions and disposals will have their own business case prepared, to be taken to members for approval, as appropriate in accordance with the LBB constitution.

5 Implications of decision

5.1 Corporate Priorities and Performance

5.1.1 This Strategy supports the vision and objectives as set out in the Barnet 2025 Corporate Plan:

- A well maintained and pleasant borough that we protect and invest in;
- Safe and strong communities where people get along well;
- Our residents live happy, healthy independent lives with the most vulnerable protected.

5.1.2 This Strategy links to the key themes of:

- Thriving
- Clean, Safe and Well Run

5.1.3 This Strategy has links to other council documents:

- Capital Strategy
- Medium Term Financial Strategy
- Treasury Management Strategy
- Growth Strategy

5.1.4 The council will use this strategy to support wider strategic objectives in the Borough as outlined in the Barnet Plan.

5.1.5 The council aims to support the regeneration and economic vitality of the Borough in accordance with Corporate objectives

5.1.6 A Sustainability Strategy is currently being developed which will provide the overarching sustainability goals for the council and will pull together strategies and activities that support and promote sustainability. The Sustainability Strategy Framework was approved by Policy and Resources Committee on 9 December 2021 and lays the groundwork for the forthcoming Sustainability Strategy. It is anticipated that contained within that strategy there may be strategic priorities that support sustainability and require acquisitions. It is therefore considered that it is appropriate for this strategy to now cover this as well.

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

5.2.1 Finance and value for money

All potential acquisitions will be assessed against the proposed strategy, and value for money considerations will form part of this assessment. Following the internal protocols outlined in the paper, if an acquisition is made under delegated powers, the property purchase will normally be funded from the Strategic Opportunities Fund (SOF) and brought back to the relevant chief officer with existing delegation under Table A of article 10 of the constitution for approval. If the value of the acquisition exceeds £500,000 then pursuant to Table A of the constitution, a committee report will be required.

The council's SOF budget is currently £13m, funded by unsupported borrowing. This budget will not be increased, however it may be replenished when used to fund acquisitions that are self-financing and budgets are subsequently created for those assets following the proper governance mechanisms.

The aim is for all acquisitions to be General Fund neutral or accretive. There may be occasions where this may not be achievable, but there may be other social, economic or regeneration reasons for the acquisition. This would need to be justified by way of a business case to be taken to Housing and Growth Committee / Policy and Resources Committee for approval..

Compliance with the Prudential Code must be maintained whenever the council is financing acquisitions, irrespective of the rationale to invest.

If circumstances exist where market failure necessitates local authority intervention, or there are regeneration benefits, these benefits may be realised over the medium to long term when compliance with the Prudential Code can be proven.

It is proposed if any exception from the financial criteria set out in the Asset Acquisition strategy document is to be made, the case must be presented to the s151 Officer who will initially judge whether an exception can be made based on the following criteria:

- Whether there are regeneration benefits & what the timescale is of these
- Whether there is deemed to be market failure
- Justifications for purchase could include (but not exclusive):
- Whether essential town centre uses could be included (for example, workspace and other uses)
- There is a compelling case to provide property to meet inward investment requirements
- There is a compelling regeneration case
- There is a compelling sustainability case for renewable energy

5.2.2 Staffing

On-going investment in and management of the commercial portfolio is equally important as the acquisition process for each asset. An Asset Portfolio Manager has therefore been appointed. This officer will appoint specialist managing agents and development or construction partners to manage each property by sector and tenant type, as appropriate.

5.3 Legal and Constitutional References

- 5.3.1 Council constitution Article 7.5 states that the remit of the Housing and Growth Committee includes housing (including housing strategy; homelessness; social housing and housing grants; private sector housing and leasing; housing licensing and enforcement; HRA Revenue Account and capital programme); regeneration strategy and overseeing major regeneration schemes; asset management; development of council land; fire safety; economic development including employment strategy; business support and engagement; and town centres.
- 5.3.2 The Council Constitution, Article 10 Table A states that Housing and Growth Committee is responsible for authorising all acquisitions and disposals over 500K.
- 5.3.3 Additionally, the council has the power to acquire and dispose of land in accordance with Sections 120 to 123(2A) of the Local Government Act 1972, and subject to obtaining appropriate consents and approvals.
- 5.3.4 The Constitution – Article 9.1 (b) – Chief Officers – Management Structure - Delegated Authority to Chief Executive and Chief Officers states (i) Chief Officers (Deputy Chief Executive, Executive Directors for Adults, Assurance, Children and Resources) have the delegated powers in respect of all matters which are not key decisions (as defined in Article 2) and not reserved for decision by the Council or by a Committee of the Council as set out therein.
- 5.3.5 The Council has a range of powers including the general power of competence under Section 1 of Chapter 1 of the Localism Act 2011 to do anything that individuals can do subject to any specific restrictions contained in legislation and Section 111 of the Local Government Act 1972 which provides that a local authority has power to do anything which is calculated to facilitate, or is conducive or is incidental to, the discharge of its functions.

- 5.3.6 The Council will need to consider, comply with and obtain any statutory and legal requirements/ consents to give effect to the proposed acquisition or option.
- 5.3.7 In respect of any disposal of land arising from this Strategy; unless there is a general consent available which dispenses with the need to obtain express consent from the Secretary of State the following provisions will apply:
- 5.3.7.1 S123 (2) Of the Local Government Act 1972 states that, except with the consent of the Secretary of State, a council shall not dispose of land under this section, otherwise than by way of a short tenancy, for a consideration less than best that can be reasonably obtained;
- 5.3.7.2 Section 123 (1) of the Local Government Act 1972 permits Councils to dispose of land in any way they wish but this is subject to any other statutory consents which may apply to that disposal, including section 123 (2) mentioned above.

5.4 Insight

- 5.4.1 None in the context of this report.

5.5 Social Value

- 5.5.1 Outcomes attached to the acquisitions will align with social outcomes desired in the future, as set out in the Corporate Strategy.

5.6 Risk Management

- 5.6.1 Investments will comply with the Prudential Code whilst generating returns for the General Fund and providing other socio-economic benefits for the Borough.
- 5.6.2 There are a number of risks with acquisitions that will sought to be mitigated prior to each purchase. These are listed in some detail in the original Asset Acquisition Strategy, and include:
- Political
 - Economic
 - Social
 - Technological
 - Legal
 - Environmental
 - Property-related
 - Financial
 - Corporate & Governance
- 5.6.3 A comprehensive risk register will be maintained by the sub-Board and reported as part of the governance arrangements.

5.7 Equalities and Diversity

- 5.7.1 Under the 2010 Equality Act, the Council must have due regard to the need to a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; b) advance equality of opportunity between those with a protected characteristic and those without; c) promote good relations between those with a protected characteristic and those without. The 'protected characteristics' referred to are: age; disability; gender reassignment; pregnancy and maternity; race; 62

religion and belief; sex; sexual orientation. It also covers marriage and civil partnership with regards to eliminating discrimination.

- 5.7.2 The proposal is aligned with the Barnet 2025 Corporate Plan and does not raise any issues under the Council's Equalities Policy and does not have a bearing on the Council's ability to demonstrate that it has paid due regard to equalities as required by the legislation under the Equalities Act. No immediate equality impacts are anticipated as a result of this preliminary proposal and equality impact assessments will be undertaken at each stage of the development of the proposal as necessary.
- 5.7.3 An equalities assessment will be undertaken as necessary for each acquisition to be considered.

5.8 Corporate Parenting

- 5.8.1 None in the context of this report

5.9 Consultation and Engagement

- 5.9.1 Councillors will be consulted prior to the proposed acquisition of assets.

5.10 Environmental Impact

- 5.10.1 All acquisitions will be assessed as to their environmental impact – including source of heating and cooling, building fabric and insulation, and improvements will be made, where possible, to improve this. Existing commercial leases may constrain the improvement of properties, but for new leases, clauses will be included where possible to put reasonable obligations on the council's tenants to comply with environmental legislation and to allow the landlord to enter to comply with the same.

6 Background papers

- 6.1 The Asset Acquisition Strategy paper is attached.

Appendix A

LONDON BOROUGH OF BARNET

ASSET ACQUISITION AND DISINVESTMENT / DISPOSAL STRATEGY

Introduction

This paper sets out the strategy for the acquisition and disposal of real estate assets by the council. The purpose of this document, therefore, is to set out the strategy of the council for how assets will be acquired or disposed of, how risk will be identified and managed, how both current and future income generating assets will be managed and how overarching governance arrangements will be deployed. It covers the following:

- Objectives and strategic priorities
- Risk
- Portfolio mix
- Governance and reporting arrangements
- Management of the portfolio
- Funding and financial performance of the portfolio
- Identifying and managing disinvestments
- Returns & Investment evaluation criteria
- Performance indicators & monitoring of the portfolio
- Acquisition and disposal procedures

Aim

The aim of this strategy is to articulate why acquisitions and disinvestments / disposals are sometimes necessary and to detail how such transactions should be executed, when they are justified.

Rationale

The council, as both the Local Authority and an existing landowner, can use its position in the borough to acquire assets for regeneration, which may create synergies with the council's existing estate and assets. An example of this is the systematic purchasing of land and interests around the Brent Cross Town (BXT) regeneration area, including the purchase of the Brent Cross South retail park for its strategic marriage value to the BXT scheme.

The London Borough of Barnet will, from time to time, have the opportunity to secure strategically important and / or distressed assets, which require public-sector interventions. On occasion, these may be income producing, as a secondary consideration.

Under certain circumstances, the council may also purchase assets outside the borough, as is currently the case via The Barnet Group's housing acquisition programme. There is also a similar case for a solar installation, providing green energy for the borough, whilst offsetting residual carbon emissions.

Good asset management requires that the performance of the built asset portfolio should be continually monitored, both as to the composition of the portfolio and its financial performance. An exercise is being constantly undertaken to review the current and future performance of the commercial assets to inform sell, retain or manage decisions.

Strategic requirements

Town centre interventions.

In line with the objectives contained with the Barnet Plan 2025, and the council's Growth Strategy, the council will support, as a priority, the borough's town centres. Market failure and / or economic and market conditions may render local authority intervention desirable or necessary, in order to sustain and revitalise those locations through additional social, economic or cultural infrastructure.

Housing Development.

The greatest challenge is land availability so a rolling programme to identify realistic development opportunities that could be pursued, is being maintained. The council has a corporate responsibility to ensure that it is making best use of its own assets. Most of the projects the council has developed to date are built on council owned land and it is expected to continue this process, in order to contribute to house building targets. The council will therefore identify a pipeline of sites, which will include undertaking strategic reviews of significant council land holdings, both General Fund and HRA land. The aim will be to:

- Accelerate and maximise the supply of high-quality mixed tenure housing
- Support local people to access high quality private and affordable housing which meets their needs
- Make best use of land
- Engage with residents and create cohesive communities
- Regeneration

Other opportunities are also being explored through the One Public Estate programme and rationalisation of public sector assets.

Sustainability. Given the increasing priority within the council given to sustainability, there may also be a requirement to purchase land and / or buildings that will help the council achieve its sustainability ambitions – for example, land on which to locate solar panels, battery storage installations or additional greenspace/biodiversity.

Operational or community space requirements. The continued provision of good quality, well located assets, from which council services and voluntary groups can both operate, is fundamental for the residents of the borough and therefore a key strategic driver for asset management decisions.

Funding

Where possible, acquisitions are to be funded from appropriate capital budgets, from within which the purchase must be affordable, as supported by financial modelling. From time to time there may also be good reasons to lease assets to achieve strategic objectives – such as, for example, the provision of workspace in town centres - subject to business case approval and it demonstrating value-for-money to the local taxpayer.

Capital receipts from land or asset disposals are paid into the General Fund or Housing Revenue Account, whichever is applicable and should reduce council borrowing requirements overall.

Identifying and managing acquisitions

Sites are identified against key priorities for the council. These include:

1. Regeneration opportunities
2. Key inward investment opportunities
3. Housing development opportunities
4. Addressing market failure within the borough
5. Socio-economic outputs desired in the borough determined through community engagement
6. Financial impact to be limited against the General Fund

An exercise is underway to identify priority sites for regeneration in town centres, coupled with identifying key inward investment opportunities in the borough. Furthermore, work is underway to identify potential land for housing developments, in order to meet resident need. The result of this work may identify potential acquisitions in the borough to support these opportunities.

Similarly, there is an on-going process of property review taking place, to ensure that council services have fit-for-purpose facilities in the right places across the borough, and that community uses have adequate provision. Should that not be the case, it may be that acquisition of additional property to meet the need, may be justifiable.

Acquisitions of assets that meet the council's strategic objectives around growth, the Barnet Plan, addressing market failure, regeneration and other socio-economic outputs desired in the area by residents, businesses and other stakeholders, will be considered in the round, along with the financial impacts of investments.

For an acquisition to be approved, the following process must be followed:

- There must be a business case, fully justifying the proposed acquisition, in line with the council's extant strategic objectives. This should include:
 - A viable financial model, built to Her Majesty's Treasury Green Book standard, approved by the Section 151 Officer, that demonstrates that the proposed acquisition results in a positive impact on the General Fund, unless other benefits, such as wider social or economic impacts, provide justification.
 - An independent RICS qualified professional valuation, justifying the purchase and demonstrating best value consideration
 - A clearly identified and sufficient funding source
 - A clear 'benefits realisation plan' and timeframe which can be reviewed at key milestones to support the management case and exit strategies
 - A clear management case and exit strategy e.g., should plans for a development or repurposing of a site not progress, then the site could be resold on the open market. Should this be the case, the aim will be to ensure that the proceeds of disinvestment are to be at least equal to those the council expended in acquiring the asset.

- Potential acquisitions are presented to the internal Asset Acquisition Board. This internal board, made up of council officers, may agree the acquisition in principle but progressing any deal is then subject to informal briefings for key Elected Members, supported by the business case.
- Should a recommendation to acquire be agreed by officers, this will then be formally presented to Elected Members for a formal decision, either at Housing and Growth Committee, Policy and Resources Committee or, if timescales demand, an Urgency Committee, set up specifically to make this decision, in accordance with Article 10 of the constitution.
- Once the asset has been acquired, where applicable, it should be presented to the internal Property Review Programme Board, to ensure formal hand over any mandatory responsibilities (building compliance, lease management, insurance etc.) to the relevant departments. These will normally be a combination of the Building Services, Property Services and, if relevant, the department utilising the asset.

Identifying and managing disinvestments / disposals

The council's land and property holdings are under constant review, to identify whether or not 'sell, manage or retain' decisions should be recommended for the properties contained within the portfolio. Decisions will be based on identifying the predicted utility and forecasted performance of the assets over 5 and 10 years, and be based on their exposure to the risks highlighted in this paper.

From time to time, arising from the review process, there may be a requirement to sell properties, in particular to facilitate housing construction. Disposal transactions must adhere to Section 123 of the Local Government Act 1972, requiring that, as far as is reasonably possible, best consideration for the land or property is obtained.

Disposals for a less than best consideration are possible but the socio-economic case must be set out clearly. There is a general consent to disposal at under value, where the amount foregone is less than £2million, and the disposal has social, economic or environmental benefits for the borough. Where that may be the case, Article 10 of the constitution demands that the transaction is reported to Housing and Growth Committee.

Where the undervalue is £2m or greater, Secretary of State approval for the transaction must be sought pursuant to section 123. Sale at less than best value may constitute State Aid, now known as subsidy control, which is unlawful subject to exceptions

For all disposal transactions, a detailed business case and relevant governance papers will therefore be prepared, in order to demonstrate that statutory obligations are met, and fully informed decisions are made. Business cases must be supported by either valuations (often based on different scenarios) and / or competitive bids. Article 10 of the council's constitution, published January 2022, requires a less than best disposal to be approved by Housing & Growth Committee

Notwithstanding that the sale of some land or property may sometimes be necessary, council policy is to retain the freehold of properties, whenever possible. It will therefore attempt to sell long leases, as opposed to the freehold, if it wishes to disinvest / facilitate development. Disinvestment / disposal will be most likely for the following reasons:

- To facilitate housing developments
- To raise capital for reinvestment either in services or investment in other real estate

- Commercial properties failing to meet targeted hurdle rates (income thresholds) and / or that are exposed to risk over the short to medium term, and where there is no strategic or operational reason to hold them

Leases in excess of 7 years, are classed as disposals therefore need to meet the test of best value consideration.

Appropriation

In some circumstances there will be a requirement to transfer properties from the General Fund to the Housing Revenue Account (HRA) or vice versa. A business case justification will also be required for such transfers and established appropriation procedures will be adhered to.

Risk management

Political risk

A change in political leadership at national level may require the organisation to change its approach so risk assessments for any acquisitions or disposals will always take this into account. Similarly, the political disposition in any given locality can vary significantly so the views of Ward Members will always be taken into account.

Macro-economic risks

The council is exposed to inflation risk when acquiring assets, with associated costs or liabilities. Rising inflation, and therefore costs, is a risk for both the council and its tenants, which may result in tenant failures or inability to pay rents.

Inflation risk can be mitigated somewhat through appropriate leasing contracts. Rents have historically increased with inflation but if there is reduced tenant demand, rents may fall in some sectors of the market. In addition, the council can mitigate risk by use of fixed rate loan facilities from multiple financing sources whilst also charging appropriate commercial tenants rental amounts that are then indexed through the Consumer Price Index (CPI) or Retail Price Index (RPI) as is standard practice in the sector.

Other inflation will be the responsibility of tenants to manage but, within limits, the council can potentially provide limited rent relief, should the individual circumstances justify such action.

Notwithstanding these mitigations, the council will always need to have exit strategies in place, which can be enacted when it can no longer mitigate inflationary pressures. Potential exits will be modelled in the business case, prior to any disposal.

Social Risks

Local residents may have pre-defined views on how they'd like sites to be managed / developed so post-acquisition (and before, where time permits) consultation with the public will be key.

Outcomes related to the acquisitions may not align to social outcomes desired in the future. Where a proposed regeneration is envisaged or acquisition made, an Equalities Assessment will therefore be undertaken, which should ensure alignment with the council's policies in this regard.

Technological Risks

Additions to the portfolio are at risk of possible poor financial performance due to technological changes e.g. online shopping vs high street shopping. It should, however, be noted that the recent acquisition of Brent Cross Retail Park is performing well in both revenue and capital terms. Adequate sensitivity modelling will therefore be undertaken in order to model the potential downside of any purchases, for inclusion in the business case.

Legal Risks

Further legislation / guidance may be introduced that constrains local authority acquisitions, under certain circumstances. Legislation / case law may also affect the implementation of governance structures under which assets are managed i.e. the formation of LLPs etc.

Tightening of Energy Performance Certificates (EPC) ratings for lettings will also impact / blight properties that can't be adequately upgraded. EPC ratings for the Council's estate are now being collated and improved on a rolling basis as part of the drive to net-zero. Rising EPC standards could possibly lead to an increased stock of privately owned 'distressed' assets in the borough, which may necessitate further council intervention in due course but could also provide opportunities for land assembly and regeneration.

Environmental Risks

A climate emergency has been declared in Barnet and the decarbonisation and sustainability agendas are an increasingly important priority across both private and public sectors. Rising energy costs are also contributing to the cost of living crisis so it is considered essential to provide public sector leadership with regard to this agenda.

The implications of this mean that initiatives will need to be put in place in the existing estate to meet this agenda. In addition, ways of investing in and obtaining renewable energy will also need to be pursued.

Assets may also be distressed as a direct result of environmental contamination etc. so the council must quantify all such risks carefully, as part of pre-acquisition due diligence.

Property Related Risks

Location

It is anticipated that all property-related acquisitions will take place in-borough, as that is where the maximum regeneration and operational benefits can be achieved for Barnet residents. It is recognised that too much weighting in one geographical area can add risk but it is considered that the potential operational, regeneration, economic and social benefits that will drive the decision to acquire in-borough acquisitions will almost always justify investment in the Borough. However, as property prices in London are higher than some other areas it is also recognised that affordability may be challenging.

It may be necessary to invest in renewable technology out of borough as the need to invest in assets such as large solar or wind farms, becomes more of an imperative. Other councils have done this with some success already and soft market testing / case study analysis is underway. Although there may be some income generated from this, this is permitted

within PWLB guidance as long as the primary motivation for the transaction is for service provision and not commercial gain.

Condition

Properties in a poor condition, structurally and cosmetically, will restrict the prospect of future rental growth, without significant investment. However, where regeneration is the desired outcome, these issues may become of a lower priority, as redevelopment or refurbishment will be a key element of the business plan. Full condition surveys will be prepared prior to purchase to mitigate this risk, and to ensure that the price paid properly reflects the condition of the property and the capital investment required to achieve the business plan aim.

Tenant & Leasing Risk

The quality of current and future tenants is crucial to the longevity of property investments. There may be opportunities to improve this by capital investment in the property, asset management and regeneration schemes. This will determine the quantum of rent able to be charged, the likelihood that the tenant will pay the rent for the length of the lease, and financial stability of the asset.

Tenant covenants have generally been depleted as a result of the pandemic, and covenant strength will be assessed carefully for new lettings and monitored for those tenants in the existing estate, in order to keep arrears to a minimum. Strict credit checks on any incoming tenants as well as close monitoring of rent payments will be key to mitigating residual risk.

Lease Risk

The terms of the lease on an asset are important as they govern, amongst other things, lease length, rental growth prospects, repair liabilities, the ability to terminate and the ability to obtain vacant possession for development. Specialist advice will be obtained from leasing agents when negotiating new leases and all properties being acquired will be reviewed by lawyers and reported on in a Report of Title to be reviewed pre-completion.

Sectoral Risk

A diversified portfolio, by sector, will be maintained, as far as is practicable so that there is less financial exposure to each sector. It is considered that regeneration benefits could often outweigh this strategy but each case will be taken on its merits.

Liquidity Risk

Property as a sector cannot be liquidated quickly, however, once assets are improved by financial investment and / or strategic asset management, they should take on greater liquidity.

Property Risk Summary

It is considered that many of these risks can be mitigated via due diligence. Due diligence commences with the council's evaluation criteria for property purchases; due diligence on the specific property, tenant, lease etc; the acquisition approval process, and accountability

for implementation. Processes to govern these aspects will be established to mitigate any potential risks arising.

Financial Risk

Current Treasury Management Strategy (TMSS) constraints are such that commercial income must not exceed 1.5% of the total income to the council in fees, charges and local tax. There may be a risk that an acquisition with significant incidental commercial income may breach the available headroom. In this case, the position for the financial year within which an acquisition takes place must therefore be checked and confirmed to be adequate in the business case, for assurance purposes. It must also be confirmed that any new acquisition which includes 'commercial income' is compliant with the latest government PWLB guidance on investment for yield criteria. This will be verified on a case-by-case basis.

The 2020 Prudential Code differentiates between commercial income and service income. It is anticipated that any income generated through acquisitions will actually be service income, as the primary objective for the acquisitions will be for reasons other than commercial income - for example, for regeneration purposes. Service Income presents a risk to the council to the extent it is not guaranteed income but is needed in order for the council to be able to deliver its services.

The main financial risks relate to borrowing, interest rate movements, the ability to service debt, the property market, and its commensurate impact on rent levels, as well as the level of investment in assets that may be required. Mitigation of these risks will include maintaining a commercial and risk-averse loan-to-value ratio (i.e. the council borrows as little as possible to fund non-housing acquisitions), the adoption of financing criteria, and a business case approach that ensures net revenue & capital receipts can reasonably be expected to fund the acquisitions.

The following criteria will be used to evaluate acquisitions, unless in special cases other factors reduce the need for the required return. This could be to facilitate acquisitions in order to be achieve other aims and objectives for the council, such as to achieve its ambitions for regenerated and vibrant town centres, where there is a business case for public sector intervention due to market failure; or to achieve its sustainability targets

- In all cases a business case will be prepared, justifying the primary aim of the acquisition, being regeneration in the case of property acquisitions and net carbon reduction in the case of the acquisition of renewables. All acquisitions will be subject to the requirements for business case building and governance in line with the published Capital Strategy. A business case justification will be used, in compliance with the Treasury Green Book, which will include (in all cases) a financial appraisal, prepared by the council's finance function to Green Book standard, and signed off by the Section 151 officer or their delegated officer. It will also include a management case, including risk management and the modelling of the potential exits.
- The financial appraisal includes revenue income, capital and revenue costs, and the cost of finance, including Minimum Revenue Provision (MRP), modelled over a 50-year borrowing period. Sensitivities on key metrics are also modelled.
- A net yield de-minimus will be required on non-housing assets (where housing assets are classed as those usually managed by a Registered Social Landlord,

such as Barnet Homes). The de-minimus net yield is flexible as the aim is for all acquisitions to be General Fund accretive or at a minimum neutral. There may be occasions where this may not be achievable, but there may be other social, economic or regeneration reasons for the acquisition. These exceptions will follow the appropriate governance process as set out in the council's Capital Strategy, and in Article 10 of the constitution, where resources are required to invest.

- Acquisitions with development potential will be required to deliver a blended profit on cost of over 15% if the intention is to sell the asset(s) post development, e.g. houses for private sale. However, regeneration requirements and social need may contribute to a business case that will justify a lower de-minimus yield and will again follow the appropriate governance process as set out in the council's Capital Strategy.

Background

The council has had to deliver substantial levels of savings in response to diminished resources available following the economic downturn and subsequent rebalancing of public finances from 2010/11. It has approved savings proposals of circa £200.083m to 2022/23 whilst the population in the borough has increased in the same period.

The council's ability to acquire assets depends on the appetite to risk at a point in time; the prevailing interest rates for borrowing (PWLB interest rates, in particular); and the Treasury Management Strategy (TMS). In recent times, PWLB interest rates have fluctuated from lows around 1.4% to highs of 3.1% and are reflective of market interest in Gilts and prevailing policy decisions. Historically, PWLB rates have been as high as 4% and more so, when interest rates do increase significantly, the target measures in this policy will need to be reviewed. However, it is intended that there are no fixed targets, but instead there is the ability to flex targets around a formula which is net of the certainty rate available to local authorities.

The COVID-19 pandemic response has changed habits for individuals and business alike. As the long-term impact of recovery and renewal arising from the pandemic becomes clearer, this will influence the type of asset the council chooses to invest in.

The council has significant aspirations in the Barnet Plan 2025 around growth and regeneration. To facilitate this, there needs to be a sound decision making framework and clarity of governance. This will ensure that when making acquisition and / or disposals the council is not over-exposed to particular asset classes and risks – either financial, commercial or reputational.

The Sustainability Strategy Framework was approved by Policy and Resources Committee on 9 December 2021 and lays the groundwork for the forthcoming Sustainability Strategy. It is anticipated that contained within that strategy there may be strategic priorities that support sustainability and require acquisitions. It is therefore considered that it is appropriate for this strategy to now cover this as well, with a review of this paper to take place once the final Sustainability Strategy has been published

The Council already holds a significant portfolio of assets in its own right. As part of any asset acquisition, the Council will consider the impact on its own portfolio of the acquisition or, where relevant, a disposal.

The Council's Asset Acquisition and Disinvestment / Disposal Strategy supports regeneration commitments. It also contributes to the Medium Term Financial Strategy (MTFS), where there is

new or increased income generated from an acquisition that is in excess of the costs of borrowing and running costs.

Links to the Barnet Plan and Other Strategies

This Strategy supports the vision and objectives as set out in Barnet 2025:

- A well maintained and pleasant borough that we protect and invest in
- Safe and strong communities where people get along well
- Our residents live happy, healthy, independent lives with the most vulnerable protected

This Strategy links to the key themes of:

- Thriving
- Clean, Safe and Well Run

Any proposals that further emerge from the Barnet 2025 plan will be reviewed and reflected in the asset acquisition strategy as it is revised going forwards.

The strategy also has links to other council documents:

- Capital Strategy
- Medium Term Financial Strategy
- Treasury Management Strategy
- Growth Strategy
- Asset Management Plan
- Infrastructure Development Plan
- Economic Development plans and Town Centre Strategies

Summary

The Asset Acquisition strategy was presented to Housing and Growth Committee in 2021. Since that date, the effects of the pandemic have further crystallised, particularly the effect of the pandemic on town centres. In addition, since that date the sustainability agenda of the council has increased in national and local political importance. These, and other factors, have meant that this strategy required amendments, as has been detailed above.

This paper has covered the following:

- Objectives and strategic priorities
- Risk
- Portfolio mix
- Governance and reporting arrangements
- Management of the portfolio
- Funding and financial performance of the portfolio
- Identifying and managing disinvestments
- Returns & Investment evaluation criteria
- Performance indicators & monitoring of the portfolio
- Acquisition and disposal procedures



Appendix 1

Example Acquisition Process

1.	Property Identified as a potential acquisition by Property team / Introduction from Investment Agent	INITIAL OPPORTUNITY STAGE
2.	Property assessed against investment & regeneration criteria or sustainability criteria & inspected	
3.	If fits criteria, Asset Acquisition Lead / Assistant Director - Estates notify Director of Growth & Regeneration and Director of Resources & internal governance boards of a potentially suitable property.	
4.	Introduction from Agent recognised & procurement rule compliance confirmed (if appropriate).	
	Socialise with Leader, Chair of H&G Committee, Chair of FPC Committee and other key members	
5.	Obtain cashflow from agents, run own financial model (ideally ARGUS) and confirm compliance with CIPFA Prudential Code	BUSINESS CASE 1-3 WEEKS
6.	Undertake initial appraisal of tenants to ensure it complies with LBB Corporate Objectives and tenants are of suitable financial standing.	
7.	Undertake appraisal and recommend funding source	
8.	Development appraisal run; Obtain valuation and run sensitivities through the Barnet Viability Model	
9.	Brief report prepared & presented to internal governance boards to consider business case	
10.	Agreement of Boards to recommend to either key decision makers under Article 10 of the constitution (Officers or Committee). If the decision is not within the financial and regulatory delegation given to the Chief Officer – any recommendation will have to be approved by Committee (usually Housing and Growth Committee)	
11.	Make offer with conditions (offer to be signed off by internal governance boards)	UNDER OFFER STAGE 3-4 WEEKS
12.	Conditions to the offer could include (but not exclusively): searches, receipt and analysis of leases, title and other legal DD, structural, electrical and mechanical surveys, inspection, EPC, DDA compliance, environmental desktop survey (or more intrusive surveys should this be highlighted), any TUPE implications, VAT and tax issues, insurance requirements	
13.	Instruct lawyers; determine arrangements for future asset management & appoint agents to help with DD.	
14.	Undertake surveys in order of importance	

15.	Prepare business justification case report (full DPR or committee papers in line with the constitution) on property for final sign off in compliance with the approved Capital Strategy at that time.	EXCHANGE STAGE 1-2 WEEKS
16.	Ensure surveys etc are satisfactory and put in place DD on issues above in no 11.	
17.	Determine date for exchange of contracts, including arrangements for transfer of funds	
18.	Complete Purchase. Management handover to Agents. Ensure insurance activated.	COMPLETION 1 DAY

12.0 Through-life investment process

1.	Property Identified as needing capital investment	INITIAL SCOPING STAGE
2.	Level of investment assessed and priced up	
3.	Internal governance board notified of a potential capital project requirement.	
4.	Impact on cashflow to be assessed by reviewing the financial model	BUSINESS CASE 1-3 WEEKS
5.	If financial model indicates that investing in and retaining the asset is viable, a business justification case is to be drafted.	
6.	Brief report prepared & presented to internal governance Boards, to consider business case	
7.	Agreement of Boards to allocate capital funding for the works	
8.	Project(s) to be implemented in accordance with LBB project management toolkit	IMPLEMENTATION

13.0 Disposal process

1.	Property identified as a potential disposal by Property Services team / Asset Portfolio Manager as a result of deterioration in the original business case, to the point the retaining the asset is no longer viable.	REVIEW STAGE
2.	Financial model reviewed to confirm initial assessment	
3.	Asset Acquisition Lead / Assistant Director - Estates notifies Director of Growth & Regeneration and Director of Finance & internal governance boards of a potential disposal.	
4.	Socialise with Leader, Chair of H&G Committee, Chair of FPC Committee and other key members	
5.	Develop Business Justification Case for the disposal	BUSINESS CASE 1-3 WEEKS
6.	Brief report prepared & presented to internal governance boards, to consider business case	
7.	Agreement of Boards to recommend to either key decision makers under Article 10 of the constitution (Officers or Committee)	

8.	Market the property and invite expressions of interest; Process to comply with S123 of the LGA (best consideration) and obtain or comply with any other statutory consents or requirements	INITIATE DISPOSAL
9.	Assess bids and select purchaser	
10.	Brief disposal report prepared & presented to internal acquisition boards, for approval	
11.	Accept offer, with conditions, if necessary	UNDER OFFER STAGE 3-4 WEEKS
12.	Facilitate purchaser's searches, receipt and analysis of leases, title and other legal DD, structural, electrical and mechanical surveys, inspection, EPC, DDA compliance, environmental desktop survey (or more intrusive surveys should this be highlighted), any TUPE implications, VAT and tax issues, insurance requirements	
13.	Instruct lawyers & appoint agents to conduct DD.	
14.	Undertake surveys in order of importance	
15.	Prepare report (full DPR or committee papers) on property disposal, for final sign off	EXCHANGE STAGE 1-2 WEEKS
16.	Determine date for exchange of contracts, including arrangements for transfer of funds	
17.	Complete sale. Management handover to Agents.	COMPLETION 1 DAY

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	<p>AGENDA ITEM 9</p> <h2 style="text-align: center;">Housing and Growth Committee</h2> <h3 style="text-align: center;">5th September 2022</h3>
<p style="text-align: right;">Title</p>	<h3 style="text-align: center;">Strategic Opportunities Fund – amendment to the principles for use</h3>
<p style="text-align: right;">Report of</p>	<p>Chair of Housing and Growth Committee</p>
<p style="text-align: right;">Wards</p>	<p>All</p>
<p style="text-align: right;">Status</p>	<p>Public</p>
<p style="text-align: right;">Urgent</p>	<p>No</p>
<p style="text-align: right;">Key</p>	<p>Key</p>
<p style="text-align: right;">Enclosures</p>	<p>No</p>
<p style="text-align: right;">Officer Contact Details</p>	<p>Chris Smith, Assistant Director – Estates, chris.smith@barnet.gov.uk</p> <p>Suzi Carter, Programme Manager – Estates, suzi.carter@barnet.gov.uk</p>

Summary

This report seeks approval for proposed clarifications to the principles of the Strategic Opportunities Fund (SOF), that was previously approved by London Borough of Barnet in 2017.

In summary, the revised principles are:

- The purpose of the fund is to facilitate the agile acquisition of sites for future housing and non-housing developments and / or to help unlock existing development opportunities.
- The available fund will vary, depending on in-year expenditure but where possible, any expenditure will be returned to the fund, once a dedicated budget has been created.
- The real estate must be suitable for development in its own right or must add value to an adjacent development.

- There must be a professional valuation, justifying the purchase cost, in line with the council's extant strategic objectives.
- There must be a financial model, approved by the Executive Director of Strategy and Resources (S151 Officer), that demonstrates that the proposed acquisition results in a positive impact on the General Fund, unless other benefits, such as wider social or economic impacts, provide sufficient justification.
- Once an acquisition has been made, at the next opportunity in the budget setting cycle, a dedicated capital budget is to be created and a recharge actioned to reimburse the SOF, unless the net impact to the council of the acquisition is to increase capital financing. In this case the SOF will not be reimbursed.
- There needs to be a clear exit strategy for any acquisition e.g., should a scheme not progress then the site could be resold on the open market. Should this be the case, the aim will be to ensure that the proceeds of disinvestment are to be at least equal to those the council expended in acquiring the asset.

Officers Recommendations

- 1. That the Committee approves the changes to the Strategic Opportunities Fund principles.**

1. Why this report is needed

1.1 To present proposed changes to the principles of the Strategic Opportunities Fund.

1.2 Introduction

1.2.1 The Asset, Regeneration and Growth Committee approved the establishment of a Strategic Opportunities Fund (SOF) in April 2017 [Strategic Opportunities Fund.pdf \(modern.gov.co.uk\)](#).

The purpose of this fund was to facilitate the purchase of sites to facilitate a sustainable pipeline for future housing and non-housing developments or to help unlock existing development opportunities. As part of the overall capital budget agreed by Policy & Resources Committee on 23rd February 2017, and Full Council on 7th March 2017, there was an approved SOF budget of £20m, for key real estate acquisitions.

1.2.2 The fund was created to make sure that the council could be agile and competitive when striving to acquire sites, with the rationale that the acquisition of viable development sites is a competitive business. It was recognized that the council needed to be in a position to make an offer in a much shorter timescale than normal budget approval processes would permit. Therefore a £20m generic budget was approved in the Capital Programme, for the acquisition of key real estate to enable development. The fund is a 'revolving' facility, not a long-term investment fund, in that spending power will be returned to the fund once properties have been transferred into a development scheme. In the case of a site being transferred to an external developer, this will be at best value. The principles for the use of the fund were originally:

- The real estate must be suitable for development in its own right or must add value to an adjacent development.
- There must be a professional valuation justifying the purchase cost in line with the Council's strategic objectives set out in this report. The cost must be within the budget agreed in the Capital Programme.

- There must be a business case that clearly sets out the financial rationale behind the purchase. This will describe the principles of the acquisition and the tangible benefits.
- There needs to be a clear exit strategy for the fund. This means that once a scheme reaches the stage where approval is sought to enter into a construction contract, development funding would be sought and the value of acquisition costs expended would be returned to the strategic opportunities fund. Should a scheme not progress then the site can be resold on the open market.
- Any acquisitions approved will be reported to the Assets, Regeneration and Growth (ARG) Committee as part of a regular Assets, Land and Property Transactions report. Once a scheme has been developed, the outline business case will also be submitted to ARG Committee for consideration.

1.3 Revised Principles

These principles have subsequently been revised, in order to better suit the current objectives. It is proposed that they now be:

- The purpose of the fund is to facilitate the agile acquisition of sites for future housing and non-housing developments and / or to help unlock existing development opportunities.
- The available fund will vary, depending on in-year expenditure but any expenditure will be returned to the fund, once a dedicated budget has been created, recognising that reimbursing the fund may not be possible in all cases, e.g. where the council acquires land because it has wider social benefits but doesn't bring a net gain
- The real estate must be suitable for development in its own right or must add value to an adjacent development.
- There must be a professional valuation, justifying the purchase cost, in line with the council's extant strategic objectives.
- There must be a financial model, approved by the Section 151 Officer, that demonstrates that the proposed acquisition results in a positive impact on the General Fund, unless other benefits, such as wider social or economic impacts, provide sufficient justification.
- Once an acquisition has been made, at the next opportunity in the budget setting cycle, a dedicated capital budget is to be created and a recharge actioned to reimburse the SOF. Exceptions to this recharging process are highlighted above.
- There needs to be a clear exit strategy for any acquisition e.g. should a scheme not progress then the site could be resold on the open market. Should this be the case, the aim will be to ensure that the proceeds of disinvestment are to be at least equal to those the council expended in acquiring the asset.

It is proposed that the total amount of the fund (currently c£13m in 22/23) will remain and that all the conditions for purchases, detailed above, remain.

1.4 Background

- 1.4.1 When the Strategic Opportunities Fund (SOF) was previously approved its purpose was to support regeneration and town centre activities – both of which are still relevant. However, it is now considered that there will be other priorities for the Council where the Strategic Opportunities Fund may be needed to be used for acquisitions, especially in this competitive market. More specifically, for acquisitions for operational property for Services within the Council, and also to support the emerging Sustainability Strategy.
- 1.4.2 The original budget of £20m was increased to £24m, and £11m of this budget has subsequently been repurposed to support urgent works pertaining to the Care Homes at Meadowside and Dellfield Court. The SOF currently stands at £13m and it is expected to support the council's aspirations in Town Centres and wider regeneration and sustainability. Whilst the SOF has not been used directly to 31 July 2022, the principles for which it was provided were tested successfully with the strategic acquisition of the Brent Cross South Retail Park.
- 1.4.3 A Sustainability Strategy is currently being developed which will provide the overarching sustainability goals for the Council and will pull together strategies and activities that support and promote sustainability. The Sustainability Strategy Framework was approved by Policy and Resources Committee on 9 December 2021 and lays the groundwork for the forthcoming Sustainability Strategy. It is anticipated that contained within that strategy there may be strategic priorities that support sustainability and require acquisitions.
- 1.4.4 In addition, some Services require property to support their operations. Examples include property required for both Family Services and Adult services which tend to be urgent requirements that need to be fulfilled quickly
- 1.4.5 All acquisitions will comply with the Council's Asset Acquisition Strategy (appended in Appendix B) and the requirements contained therein.
- 1.4.6 It is therefore requested that the Strategic Opportunities Fund can be used for any property acquisitions, following the processes contained within the Asset Acquisition Strategy

1.5 Governance Process

Governance will follow the processes contained with the Asset Acquisition Strategy. An internal officer governance board has been established to oversee the acquisition and management of assets (where they represent a short to medium-term investment), once approved by relevant committee / delegated officers. This board reports into Housing & Growth and / or Policy & Resources Committees as appropriate.

Acquisitions for the provision of council services will have an additional layer of governance where business cases will need to be prepared and presented to the Directorates' relevant governance board

2. Reasons for recommendations

- 2.1 Changes in the local area pertaining to available opportunities and the maturing Sustainability Strategy and focus on Town Centre investment necessitates a widened use of the Strategic Opportunities Fund to cater for the change in requirements since the previous paper was approved.

3. Alternative options considered and not recommended

- 3.1 The alternative is to continue to operate under the existing Strategic Opportunities Fund paper. This will not allow for the quick purchasing of assets for Services and to fulfil the Sustainability agenda and is therefore not recommended.

4. Post decision implementation

- 4.1 The following will take place:

- Adoption of the amended principles
- All potential acquisitions will be tested against the parameters contained within this document and the Asset Acquisition Strategy.

5. Implications of decision

5.1 Corporate Priorities and Performance

- 5.1.1 These revised principles support the Thriving priority as set out in Barnet 2025 Corporate Plan i.e: a place fit for the future, where all residents, businesses and visitors benefit from improved sustainable infrastructure & opportunity.

- 5.1.2 A Sustainability Strategy is currently being developed which will provide the overarching sustainability goals for the council and will pull together objectives and activities that support and promote sustainability. The Sustainability Strategy Framework was approved by Policy and Resources Committee on 9 December 2021 and lays the groundwork for the forthcoming Sustainability Strategy. It is anticipated that contained within that strategy there may be strategic priorities that support sustainability and require acquisitions.

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

5.2.1 Finance and value for money

The available approved budget in 2022/23 for the SSOF is £13m. This is wholly funded by unsupported borrowing and the costs of borrowing are captured in the council's Medium Term Financial Strategy (MTFS). Any additional resources will be subject to capital budget bids as part of budget setting and submitted to P&R for approval.

Any additional capital bid will be subject to a business case for investment as outlined in the Asset Acquisition Strategy. The expectation is for any acquisition under the SOF budget heading to be cost neutral to the General Fund at a minimum. Whilst there are exceptions outlined in this paper, the council is constrained by revenue resources available for service delivery, and as such where the revenue costs of capital exceed any income generated, the investment will be borne within the current SOF budget and not be replaced.

The council has a legal obligation to set a balanced budget each financial year, and it is good financial management to also set a 3-5 year MTFS. Use of the SOF is not expected to cause pressure to the General Fund, however, where costs do exceed planned resources officers will provide mitigating actions to constrain costs within existing resources.

All potential acquisitions will be assessed against the criteria contained within this document, and the Asset Acquisition and Disinvestment / Disposal Strategy. Value for money considerations will form part of this assessment. If an acquisition is made under delegated powers, the property purchase will be funded from the Strategic Opportunities Fund and brought back to the relevant chief officer with existing delegation under Table A of Article 10 of the constitution for approval. If the value of the acquisition is beyond delegated powers, then

committee report (usually tabled at a specially convened Urgency Committee) will be required.

The aim is for all acquisitions to be at least General Fund neutral if not positive. There may be occasions where this is not achievable, but there are wider social, economic or regeneration reasons to undertake the acquisition. Any such acquisition will be presented for decision to invest at a future Housing and Growth Committee or Urgency Committee if approved through the governance laid out in the Asset Acquisition Strategy. There will be ongoing compliance with the Prudential Code, Treasury Management Code and Minimum Revenue Provision (MRP) guidance.

5.2.2 Staffing

5.2.2.1 It is anticipated that this strategy can be implemented within existing staffing arrangements.

5.2.3 Extensive due diligence, including surveys, will be carried out prior to any acquisition and it will be incorporated into the portfolio and managed as per its business case, with regular reviews, governed by the Property Review Programme Board.

5.2.4 It is the council's objective that all properties within its portfolio are as sustainable as possible and improvements will be made to achieve this at the appropriate time.

5.3 Legal and Constitutional References

5.3.1 Council Constitution Article 7.5 states that the remit of the Housing and Growth Committee includes responsibility for housing (including housing strategy; homelessness; social housing and housing grants; private sector housing and leasing; housing licensing and enforcement; HRA Revenue Account and capital programme); regeneration strategy and overseeing major regeneration schemes; asset management; development of council land; fire safety; economic development including employment strategy; business support and engagement; and town centres.

The Council Constitution, Article 10, Table A states that Housing and Growth Committee is responsible for authorising all acquisitions and disposals over 500K.

5.3.2 The council has the power to acquire and dispose of land in accordance with Sections 120 to 123 of the Local Government Act 1972, and subject to obtaining all appropriate consents and approvals.

5.3.3 The Constitution – Article 9.1 (b) - Chief Officers – Management Structure- Delegated Authority to Chief Executive and Chief Officers states (i) Chief Officers (Deputy Chief Executive, Executive Directors for Adults, Assurance, Children and Resources) have the delegated powers in respect of all matters which are not key decisions (as defined in Article 2) and not reserved for decision by the Council or by a Committee of the Council as set out therein.

5.3.4 The Council has a range of powers including the general power of competence under Section 1 of Chapter 1 of the Localism Act 2011 to do anything that individuals can do subject to any specific restrictions contained in legislation and Section 111 of the Local Government Act 1972 which provides that a local authority has power to do anything which is calculated to facilitate, or is conducive or is incidental to, the discharge of its functions.

5.3.5 The Council will need to consider, comply with and obtain any statutory and legal requirements/ consents to give effect to any proposed acquisition or option.

5.4 Insight

5.4.1 None in the context of this report.

5.5 Social Value

5.5.1 Outcomes attached to the acquisitions will align with social outcomes detailed in supporting business cases.

5.6 Risk Management

5.6.1 Investments will comply with Prudential Code.

5.6.2 There are a number of risks that will sought to be mitigated prior to each purchase. These are listed in some detail in the original Asset Acquisition Strategy, and include:

1. Political
2. Economic
3. Social
4. Technological
5. Legal
6. Environmental
7. Property-related
8. Financial
9. Corporate & Governance

5.6.3 A comprehensive risk register will be maintained by the sub-Board and reported as part of the governance arrangements.

5.7 Equalities and Diversity

5.7.1 Under the 2010 Equality Act, the Council must have due regard to the need to: a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; b) advance equality of opportunity between those with a protected characteristic and those without; c) promote good relations between those with a protected characteristic and those without. The 'protected characteristics' referred to are: age; disability; gender reassignment; pregnancy and maternity; race; religion and belief; sex; sexual orientation. It also covers marriage and civil partnership with regardsto eliminating discrimination.

5.7.2 The proposal is aligned with the Barnet 2025 Corporate Plan and does not raise any issues under the Council's Equalities Policy and does not have a bearing on the Council's ability to demonstrate that it has paid due regard to equalities as required by the legislation under the Equalities Act. No immediate equality impacts are anticipated as a result of this preliminary proposal and equality impact assessments will be undertaken at each stage of the development of the proposal as necessary.

5.7.3 An equalities assessment will be undertaken as necessary for each acquisition to be considered.

5.8 Corporate Parenting

5.8.1 None in the context of this report

5.9 **Consultation and Engagement**

5.9.1 Councillors will be consulted prior to the proposed acquisition of assets

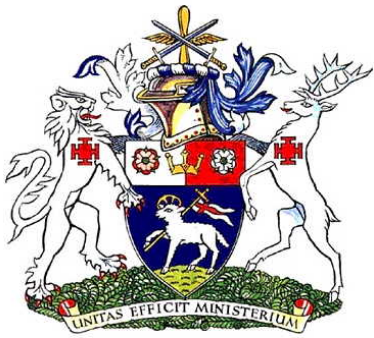
5.10 **Environmental Impact**

5.10.1 All acquisitions will be assessed as to their environmental impact – including source of heating and cooling, building fabric and insulation, and improvements will be made, where possible, to improve this. Existing commercial leases may constrain the improvement of properties, but for new leases, clauses will be included where possible to put reasonable obligations on the council's tenants to comply with environmental legislation and to allow the landlord to enter to comply with the same

6. **Background papers**

6.1 Attached – previous Strategic Opportunities Fund paper.

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New Lease for St Kiernan's GFC

5th September 2022

Title	New Lease for St Kiernan's GFC at King George Playing Fields (Gaelic Football Fields)
Report of	Chair of Housing and Growth Committee
Wards	Totteridge and Woodside
Status	Public
Urgent	No
Key	Key
Enclosures	Appendix A Full Equalities Impact Assessment
Officer Contact Details	Sal Waheed, Acting Head of Property Services sal.waheed@barnet.gov.uk

Summary

St Kiernan's GFC are a Gaelic Football Team that currently reside within Barnet, during redevelopment on various parks in the borough they have lost their playing fields which originally were located within Montrose Park. The London Borough of Barnet have offered the King George V Playing Fields as their new home ground, the club have completed drainage along the fields and developed the field turning it into a Gaelic Football Pitch. This report requests the approval for a lease for the Gaelic Football Club at the King George V Fields, the Lease will follow the following terms:

- A Term of 60 Years from 14/10/2019 to 13/10/2079
- A Peppercorn Rent for the first 5 Years.
- Upon the 5th Anniversary of the Lease the rent is to be increased to £28,000 per annum. With a side letter from the landlord agreeing to reduce the annual rent to £2,000 until the 10th anniversary of the Lease. However, if the lease is assigned to a new Tenant during years' 5-10 of the Lease the rent will revert back to £28,000 per annum.
- Rent Review will be applied on the 10th anniversary of the Lease on an RPI basis and every 5 years thereafter.
- Nil Rent Deposit
- No Break Option

- This lease will be contracted outside the Landlord and Tenant 1954 Act
All Repairs will be the tenant responsibility

Officers Recommendations

- 1. That the committee approve this lease of the King George V Playing fields lease from the 14/10/2019 to 13/10/2079 for an initial annual rent of a peppercorn per year for the first five years, then £2,000 per year, subject as follows.**
- 2. That the committee delegates to the Deputy Chief Executive authority to consider any comments and objections received in response to the advertising of the proposed lease and to make a further decision whether to complete the proposed lease.**
- 3. That the committee delegates to the Deputy Chief Executive authority to consider and approve the terms for the proposed lease once negotiated with the tenant.**

1. Why this report is needed

- 1.1 This report is needed due to the fields being let at a less than best value.

2. Reasons for recommendations

- 2.1 At the meeting of the Environment Committee on 14 March 2019 the Environment Committee approved the decision to permanently relocate the Gaelic football provision to King George V Playing Fields and noted that progress/ maintenance works would be undertaken to enable the commencement of play for the Season 2020.
- 2.2 Following this decision the council worked with St Kiernans GFC to construct senior and junior pitches in the playing fields funded through S106 monies.
- 2.3 The next phase of the project is to develop and construct a suitable clubhouse and changing facility on site to support the clubs needs. In order to secure external funding and grants the club would require a lease to attract the required funding.

3. Alternative options considered and not recommended

- 3.1 **That the council develops and constructs the clubhouse itself**
The council would not be able to access the same funding opportunities as the club and it would also leave the council with the maintenance liability for an asset. By leasing the land to the club, they can deliver the facility to their required standard and the council would not hold the maintenance liability for the facility.

4. Post decision implementation

- 4.1 Upon approval of this decision officers will work to agree heads of terms and a lease for the land in question.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

The project supports the wider strategy of the local authority and the upcoming Barnet Plan, and its four main priorities, in the following ways:

Clean, safe and well-run

- a place where our streets are clean and anti-social behaviour is dealt with so our residents feel safe; providing good-quality, customer-friendly services in all that we do
- Unlocking and optimising the potential of Parks and Open Spaces
- Working with community groups on local green projects and look to strengthen accessibility to our green spaces.

Family friendly

- creating a family friendly Barnet, enabling opportunities for our children and our young people to achieve their best, an informed and well-researched facility mix which caters for all age groups and considers all stakeholders
- improved offer for younger people, including improved junior pitches and new, accessible community facilities

Healthy

- a place with fantastic facilities for all ages, enabling people to live happy and healthy lives
- development of facilities to promote healthy and active lifestyles among residents
- improvement to community facilities

Thriving

- a place fit for the future, where all residents, business and visitors benefit from improved, sustainable infrastructure and opportunity
- Improvements to cycle and pedestrian routes through the park, increasing Barnet's offer in terms of active travel
- A great borough to live in

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

- 5.2.1 As set out in the decision above a commercial rent has been agreed but would be subject to a rent free period and a period of reduced rent.

5.3 Legal and Constitutional References

- 5.3.1 Local authorities have several different statutory powers in relation to parks and open spaces,

including the Public Health Act 1875 (as amended by the Local Government Act 1972) which gave local authorities discretionary power to purchase and maintain public walks or pleasure grounds and the Local Government (Miscellaneous Provisions) Act 1976, which gives wide powers to provide recreational facilities. The Open Spaces Act 1906 provides that local authorities may acquire and hold and administer open space in trust to allow the enjoyment of it by the public and shall maintain and keep the open space in a good and decent state.

- 5.3.2 Section 123 of the Local Government Act 1972 provides that an authority may not dispose of its property for less than the best consideration reasonably obtainable without the consent of the Secretary of State, other than by a tenancy not exceeding seven years.
- 5.3.3 The Secretary of State has issued a general consent (the Local Government Act 1972 General Disposal Consent (England) 2003) which enables an authority to dispose of property for less than best consideration in the following situation:
- a) the local authority considers that the purpose for which the land is to be disposed is likely to contribute to the achievement of any one or more of the following objects in respect of the whole or any part of its area, or of all or any persons resident or present in its area;
 - i) the promotion or improvement of economic well-being;
 - ii) the promotion or improvement of social well-being;
 - iii) the promotion or improvement of environmental well-being; and
 - b) the difference between the unrestricted value of the land to be disposed of and the consideration for the disposal does not exceed £2,000,000 (two million pounds).

Officers take the view that the proposed lease falls within the General Consent.

It is advisable to consider whether the laws on subsidy control (formerly state aid) applies; the Deputy Chief Executive is to consider the advice once received.

Where property to be leased or sold is part of a public open space, section 123 of the Local Government Act 1972 requires that before it can be leased or sold, the council must advertise the proposed lease or sale in a local newspaper for two consecutive weeks. Any comments or objections received must be considered by the decision maker before a final decision to lease or sell the property is taken. The proposed lease will now be advertised accordingly.

- 5.3.4 The Council's Constitution, Article 7 sets out the terms of reference of the Housing & Growth Committee including asset management. Table A of Article 10 of the Council's Constitution requires disposals for less than best consideration to be reported to the Housing & Growth Committee.

5.3.5

5.4 **Insight**

No insight information has been used to produce this report.

5.5 **Social Value**

- 5.5.1 The Public Services (Social Value) Act 2012 requires people who commission public services to think about how they can also secure wider social, economic and environmental benefits. Public services are not being procured in connection with this proposed lease. St Kiernans GFC is a community club serving a wide range of users.

5.6 Risk Management

5.6.1 N/A

5.7 Equalities and Diversity

5.6.1 The 2010 Equality Act outlines the provisions of the Public Sector Equalities Duty which requires Public Bodies to have due regard to the need to:

- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010
- advance equality of opportunity between people from different groups
- foster good relations between people from different groups.

5.6.2 The broad purpose of this duty is to integrate considerations of equality into day to day business and keep them under review in decision making, the design of policies and the delivery of services. The protected characteristics are:

- Age
- Disability
- Gender reassignment
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation.

5.6.3 The Corporate Plan 2015 – 2020 sets the Strategic Equalities Objective, which is: that citizens will be treated equally, with understanding and respect, and will have equal access to quality services which provide value to the tax payer. Changes to policies and services are analysed in order to assess the potential equalities impacts and risks and identify any mitigating action possible, through an equalities impact assessment, before final decisions are made. Consideration will also be made to the equalities and data cohesion summary.

5.6.4 An equalities impact assessment has been undertaken for the relocation of Gaelic Football to King George V Playing Fields, and is attached as Appendix A. This initial assessment has found that there is no overall adverse impact resultant on the relocation.

5.8 Corporate Parenting

5.7.1 None

5.9 Consultation and Engagement

5.9.1 A full Public Consultation and Engagement activities have been completed with site users, key stakeholders and the public has been undertaken as part of the development of the Barnet and King George V Playing Fields Master Plan.

5.9.2 Ward councillors have been consulted on the plans to relocate Gaelic Football to this site.

5.10 Environmental Impact

5.10.1 None

6. BACKGROUND PAPERS

6.1 [Environment Committee 14 March 2019 Papers](#) – including Item 8 Sports Hubs Master Planning. See link:

<https://open.barnet.gov.uk/dataset/emkr5/barnet-and-king-george-v-playing-fields-addendum-report-consultation-report-and-final-master-plan>

6.2 [Environment Committee 12 May 2016 Papers](#) – including Item 8 Parks and Open Spaces Strategy and the agreement to adopt the strategy and its action plan. See link:

<https://open.barnet.gov.uk/dataset/2zm6e/open-spaces-strategy>



Housing & Growth Committee AGENDA ITEM 11

5 September 2022

Title	Fire Safety Update
Report of	Chair of Housing & Growth Committee
Wards	All
Status	Public
Urgent	No
Key	No
Enclosures	Appendix A - Fire safety and the council's response to the Grenfell Tower tragedy Appendix B - Barnet Council Fire Safety Action Plan
Officer Contact Details	Alaine Clarke, Head of Programmes, Performance and Risk alaine.clarke@barnet.gov.uk

Summary

This report provides an update on the progress of fire safety works within the borough since the last update to Members of Housing & Growth Committee in June 2022.

Officers Recommendations

That the Committee note the fire safety update.

1. Summary

- 1.1 This report provides an update on the progress of fire safety works within the borough since the last update to Members of Housing & Growth Committee in June 2022.

2. National updates

- 2.1 The Building Safety Bill, which takes forward the government's commitment to reform the building safety system set out in Building a Safer Future, received Royal Assent on 28 April 2022 to become an Act of Parliament. A project manager has been appointed to oversee the council's implementation of the Act, in accordance with the government's 18 months' transition plan.
- 2.2 A new Building Safety Regulator will lead the implementation of the new regulatory framework for high-rise buildings from October 2023. As the Health and Safety Executive gets ready to carry out the duties of the Building Safety Regulator they will be asking for industry and local authority views on some of the new building safety laws and regulations.
- 2.3 The Department for Levelling Up, Housing and Communities (DLUHC) has also launched a series of consultations on regulations which provide technical proposals to support the law set out in the Building Safety Act 2022.
- 2.4 In July 2022, DLUHC published a series of guidance and a digital tool for leaseholders to explain how they are protected by new laws in the Building Safety Act. This can be found at <https://www.gov.uk/guidance/building-safety-leaseholder-protections-guidance-for-leaseholders>

3. Key local updates

Council Housing

- 3.1 The programme of remedial works planned by the council have been completed for the Category 1 High Priority Works and Category 2 and 3a Additional Fire Safety Works at Longford Court, Norfolk Close and Prospect Ring. Additional ventilation works is being undertaken now.
- 3.2 The installation of sprinklers at Granville Road are complete other than a single non-access property for which Barnet Homes are escalating means of access. The works at Upper Fosters towers are complete. The installation of sprinklers to sheltered housing blocks have been completed other than the Potteries and Hanshawe Drive schemes, which are now at tender interview stage. Works at the hostels will be fully completed by end of summer 2022 due to some delays in planning and relocating residents.
- 3.3 Fire safety works at St John's Close sheltered housing block are progressing and will be completed in 2022 following significant delays due to access issues. These are now being incorporated into other programmed works that include a new heating system and electrical upgrades.
- 3.4 Tetra and WSP are working well on the fire risk assessment survey programme for low and medium rise blocks, with over 900 reports now received. Tetra is progressing the last few blocks and the works will be complete in early September 2022, with just some in-flat

surveys remaining. An assessment of future investment need has been developed and budget provision of £29.5m for a 5-year investment programme has been approved.

- 3.5 The programme of fire door replacements has continued with c.3600 door installations now completed, and c.200 doors still needing replacement. The projected contract completion is late 2022. Another 1400 doors are being replaced through separate arrangements, most of which form part of existing fire safety works in programme.
- 3.6 The High-Pressure Laminate (HPL) cladding systems fitted to the three blocks (Clare, Norden and Whychcote Point) on the Whitefields Estate has been removed and the original stay-put fire strategy for the block reinstated.
- 3.7 Risk mitigation measures are progressing well at Stanhope and Holmsdale Large Panel System (LPS) blocks, with the second phase of works now underway. Fire safety surveys at the blocks have highlighted the need to install additional measures in the top floor flats and tenants and leaseholders are being re-located to ensure risk mitigation measures can be safely implemented, where appropriate.

Registered Providers

- 3.8 Currently four Registered Providers (RPs) have confirmed ACM or non-ACM (but combustible) cladding on their blocks¹.
- 3.9 One RP has completed all works to the block affected.
- 3.10 A second RP has completed the cladding replacement works with no recharges to leaseholders. Fire stopping behind the cladding has been upgraded to fully comply with current standards. The RP is finalising their claim with the GLA for the cladding replacement. Jointly with the contractor, they plan to instruct a PAS99880 inspection, which will determine if any further remedial work is required.
- 3.11 A third RP, with a block held through a lease, has an up-to-date FRA and the freeholder is responsible for replacing the cladding. They have been awarded funding from the GLA. The freeholder has appointed a contractor and works have commenced but are experiencing delays due to financing of the recladding work. This has arisen following a delay in receipt of service charge payments. The works are due to restart in October 2022.
- 3.12 A fourth RP has several blocks located in three different estates in Barnet that require fire safety work. Works on Estate 1 are complete and EWS1 certificates have been issued or are being sought. Applications for BSF funding have been made for blocks on Estate 2; however, one application has been rejected. Works to remediate cavity barriers have been completed on Estate 3 and works on further blocks are progressing or due to commence in the autumn.

Private Sector Buildings

- 3.13 Currently, there are 57 live cases prioritised (considering height, ACM cladding and issues raised by tenants and/or councillors) and 76 cases pending more detailed review.

¹ This can change over time with updated government guidelines and monitoring arrangements.

- 3.14 Full inspections have been completed on four ACM clad buildings over 18 metres (727 units) due to the high-risk of the structures. Improvement notices have been served in relation to three of these blocks and consultation is due to start in relation to the fourth. Awaiting consultation from the Fire Authority to commence this.
- 3.15 Appeals to tribunal have been received in relation to one block to date and is set for November 2022. Works are progressing at all three blocks where notices have been served. One block is now free from Category 1 hazards as defined by the Housing Act 2004.
- 3.16 **Full details of the local context are set out in Appendix A, with progress against the defined action plan set out in Appendix B.**

4. Reasons for recommendations

- 4.1 The council needs to ensure the safety of residents living in Barnet by delivering either directly or indirectly the fire safety works programme.

5. Alternative options considered and not recommended

None.

6. Post decision implementation

- 6.1 The council will continue to co-ordinate delivery of the agreed action plan in Appendix B.
- 6.2 Barnet Homes will continue to progress the council's programme of works to improve fire safety within its own stock as set out in Appendix A.
- 6.3 The council will continue to proceed to arrange enforcement action to ensure compliance and remediation where required.

7. Implications of decision

7.1 Corporate Priorities and Performance

- 7.1.1 The Barnet Homes Annual Delivery Plan 2022/23 sets out the framework for the delivery of Housing Management, Homelessness and Development services to be provided by Barnet Homes. It relates to the seventh year of the ten-year Management Agreement with Barnet Homes and commenced on the 1 April 2022. It includes an action to provide additional investment in fire safety measures for council housing.

7.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

- 7.2.1 £51.9m was allocated for the original 'Phase 1' of fire safety works, which is now 95% expended. £29.5m was approved for 'Phase 2' of the fire safety programme to cover the next 5 years and works have commenced.

7.3 Legal and Constitutional References

7.3.1 The council's Constitution, Article 7.5 Committees, Forums, Working Groups and Partnerships, sets out the functions of the Housing & Growth Committee:

(1) Responsibility for:

- Housing (including housing strategy; homelessness; social housing and housing grants; private sector housing and leasing; housing licensing and enforcement; HRA Revenue Account and Capital Programme);
- Regeneration Strategy and Overseeing Major Regeneration Schemes
- Asset Management
- Development of Council Land
- Fire Safety
- Economic Development including Employment Strategy; Business Support and Engagement; and Town Centres

(2) To submit to the Policy and Resources Committee proposals relating to the Committee's budget (including fees and charges) for the following year in accordance with the budget timetable.

(3) To make recommendations to Policy and Resources Committee on issues relating to the budget for the Committee, including virements or underspends and overspends on the budget. No decisions which result in amendments to the agreed budget may be made by the Committee unless and until the amendment has been agreed by Policy and Resources Committee.

(4) To receive reports on relevant revenue and capital expenditure, contracts, performance information and risk on the services under the remit of the Committee.

7.3.2 The Housing Act 2004 (sections 3 and 4) require local authorities to keep the housing conditions in their area under review and to inspect the same if it considers a Category 1 or 2 hazard (as defined by the Act) exists and gives powers to intervene where they consider housing conditions to be in breach of the same.

8. Insight

8.1 There is no insight relevant to this report.

9. Social Value

9.1 There are no social value considerations as part of this report.

10. Risk Management

10.1 The council has an established approach to risk management, which is set out in the Risk Management Framework. There is a risk that limited engagement with the housing sector could lead to their lack of compliance with government legislation/regulations resulting in potentially unsafe housing and harm to residents. There are controls/mitigations in place to manage the risk.

11. Equalities and Diversity

11.1 The Equality Act, 2010 outlines the provisions of the Public Sector Equalities Duty which requires Public Bodies to have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010.
- Advance equality of opportunity between people of different groups.
- Foster good relations between people from different groups.

11.2 Relevant protected characteristics are: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation.

11.3 There are no implications for Equalities and Diversity in relation to this report.

12. Corporate Parenting

12.1 In line with Children and Social Work Act 2017, the council has a duty to consider Corporate Parenting Principles in decision-making across the council. There are no implications for Corporate Parenting in relation to this report.

13. Consultation and Engagement

13.1 There is ongoing engagement with the housing sector to monitor the progress of fire safety works.

14. Environmental Impact

14.1 There are no direct environmental implications in relation to this report.

15. Background papers

15.1 None.

APPENDIX A: Fire safety and the council's response to the Grenfell Tower tragedy (September 2022)

1. Introduction

- 1.1 This report provides a progress update on fire safety issues in Barnet, including progress on the agreed package of fire safety improvement works for council properties managed by Barnet Homes, as well as activity in relation to relevant Registered Providers (RPs) and Private Sector housing stock.

2. Building a Safer Future

- 2.1 Building a Safer Future (BSF) is a government-led initiative in response to the Grenfell Tower tragedy. It is a framework within which the shortcomings identified in the post-Grenfell review of Building Regulation and Fire Safety can be addressed. These shortcomings include the way high-rise residential buildings are built and managed. BSF is also intended to deal with situations where residents may raise concerns about the safety of their buildings, which they may feel are not taken seriously by their landlord. Two key pieces of legislation support this initiative: the Fire Safety Act 2021 and Building Safety Act 2022.
- 2.2 The **Fire Safety Bill** received Royal Assent on 29 April 2021 and is now an Act of Parliament. The Act amends the Regulatory Reform (Fire Safety) Order 2005 to require all Responsible Persons (e.g. the relevant duty holder) to assess, manage and reduce the fire risks posed by the structure and external walls of the buildings for which they are responsible (including cladding, balconies and windows) and individual doors opening onto common parts of the building. It applies to all multi-occupied residential buildings and is not dependent on the height of the building. The intention of the Act is to more readily allow the Fire and Rescue Service to enforce against non-compliance with a Fire Safety Order.
- 2.3 The **Building Safety Bill** received Royal Assent on 28 April 2022 and is now an Act of Parliament. Implementation of the measures will likely take between a year and 18 months, as the Act requires secondary legislation for many of the measures.
- 2.4 The Act applies to all those who commission building work and who participate in the design and construction process, including clients, designers, consultants and contractors. It covers all buildings and includes measures that focus on higher-risk buildings, which are defined as buildings that are at least 18 metres in height or have at least seven stories and have at least two residential units.
- 2.5 A new Building Safety Regulator will be responsible for overseeing safety and standards and performance of all buildings; helping and encouraging the built environment industry and building control professionals to improve their competence; and leading the implementation of new regulatory framework for high-rise buildings.
- 2.6 Under the Act, housebuilders will be liable for paying for cladding-related remediation works – and the largest housebuilders are invited to sign up to the Building Safety Pledge, which commits them to rectify any life-critical fire safety defects on buildings over 11 metres constructed by them in the last 30 years. The Act also has in place a waterfall process for fixing non-cladding defects where developers will be required to pay for remediation first,

followed by the freeholder. If neither can pay, the leaseholder will be charged with contributions capped at £15,000 for residents in London.

3. Update on the Building Safety Act

Transition plan

3.1 A project manager has been appointed to oversee the council's implementation of the Building Safety Act, in accordance with the government's 18 months' transition plan. The expectations for Phase 2 of the transition plan are for the following provisions to be in place within 12 months of Royal Assent (by April 2023):

- Resident Panel formally established
- Changes made to Regulatory Reform (Fire Safety) Order 2005
- Powers strengthened for Architect's Registration Board
- Democratic filter removed on Social Housing
- Additional powers for the regulation of construction products.

Building Safety Regulator (BSR)

3.2 The Health and Safety Executive (HSE) will work closely with local authority building control and fire and rescue services to deliver the reforms to building safety. When the BSR becomes the Building Control Authority for higher risk buildings in October 2023, the council will be required to provide project resource from their building control teams.

Secondary legislation consultations

3.3 As the HSE gets ready to carry out the duties of the Building Safety Regulator (BSR) they will be asking for industry and local authority views on some of the new building safety laws and regulations. The responses to these consultations will be used to help develop the content of regulations before they are laid in Parliament.

3.4 The Department for Levelling Up, Housing and Communities (DLUHC) has also launched a series of consultations on regulations which provide technical proposals to support the law set out in the Building Safety Act 2022. The proposals provide further detail on how the law will operate and be enforced. The responses to these consultations will be used to help develop the content of regulations before they are laid in Parliament.

Guidance for leaseholders

3.5 In July 2022, DLUHC published a series of guidance and a digital tool for leaseholders to explain how they are protected by new laws in the Building Safety Act. This can be found at <https://www.gov.uk/guidance/building-safety-leaseholder-protections-guidance-for-leaseholders>

3.6 UK Finance, the Building Societies Association and the Royal Institution of Chartered Surveyors have issued a statement to support the leaseholder protections within the Building Safety Act coming into force. This statement is specific to properties in England or otherwise covered by the regime in the Building Safety Act 2022.

4. Council Housing

4.1 The fire safety delivery programme for council housing stock continues to progress well:

Item	Cost	Status
Granville Road cladding removal, recladding and associated costs	£5,922,900	Completed
Category 1 High Priority works	£9,220,433	Completed
Additional fire safety works to high rise buildings (Category 2 and 3a works)	£12,656,667	99% complete
Installation of sprinklers to High Rise blocks with 2 stairwells	£3,220,000	Completed
Installation of sprinklers to sheltered housing blocks	£2,330,000	98% complete
Installation of sprinklers to hostels	£150,000	95% complete
Works to low and medium rise blocks (Inc. undertaking of type 3 FRA's and any urgent arising works)	£7,900,000	80% complete
Replacement of composite fire doors	£10,500,000	92% complete
Total	£51,900,000	

4.2 **Granville Road Recladding** - Completed.

4.3 **Category 1 High Priority Works** – Completed.

4.4 **Additional fire safety works (Category 2 and 3a)** - The scheduled works at Longford Court, Norfolk Close and Prospect Ring are complete. Additional ventilation works is being undertaken now.

4.5 **Installation of sprinklers to blocks of flats with 10 or more floors and 2 or more stairwells** – Granville Road fire safety works are complete other than a single non-access property for which Barnet Homes are escalating means of access. The works at Upper Fosters towers are complete.

4.6 **Installation of sprinklers to sheltered housing blocks and hostels** - All works at sheltered blocks are complete other than the Potteries and Hanshawe Drive schemes, which are now at tender interview stage. Works at the hostels will be fully completed by end of summer 2022 due to some delays in planning and relocating residents.

4.7 Fire safety works at St John's Close sheltered housing block are progressing and will be completed in 2022 following significant delays due to access issues. These are now being incorporated into other programmed works that include a new heating system and electrical upgrades.

4.8 **Works to low and medium rise blocks (incl. Type 3 Fire Risk Assessments (FRAs) and any urgent arising works)** - Both Tetra and WSP are working well on the FRA 4 survey programme with over 900 reports now received. The works vary from block to block but typical works include compartmentation; fire doors (flats); fire doors (communal and riser); fire signage; emergency lighting; and flat fire detection. Tetra is progressing the last few blocks and the works will be complete in early September 2022 with just some in-flat surveys remaining. An assessment of future investment need has been developed and budget provision of £29.5m for a 5-year investment programme has been approved.

4.9 **Replacement of composite fire doors** – The programme of fire door replacements has continued with c.3600 door installations now completed, with c.200 doors still needing replacement with a projected contract completion late 2022. An agreement has been

reached with the contractor for faulty doors to be replaced at the contractor's expense and liability resolved through independent adjudication when the work is finished. Another 1400 doors are being replaced through separate arrangements, most of which form part of existing fire safety works in programme.

- 4.10 **Whitefields Estate - tower block cladding system** – The High-Pressure Laminate (HPL) cladding systems fitted to the three blocks (Clare, Norden and Whychcote Point) on the estate has been removed and the original stay-put fire strategy for the block reinstated.
- 4.11 **Large Panel System (LPS) buildings** - Risk mitigation measures are progressing well at Stanhope and Holmsdale, with the second phase of works now underway. Fire safety surveys at the blocks have highlighted the need to install additional measures in the top floor flats and tenants and leaseholders are being re-located to ensure risk mitigation measures can be safely implemented, where appropriate.
- 4.12 **Responding to changing legislation** - Barnet Homes has confirmed that 16 buildings will be considered 'in-scope' of the Building Safety Act within the council stock. Associated resources have been identified and a provision made within the current version of the Housing Revenue Account Business Plan. Further clarity regarding how the duties of the Accountable Person and Responsible Person roles outlined in the Act will be forthcoming now it has received Royal Assent with legal advice on this aspect now received and being evaluated.

5. Registered Providers (RPs)

- 5.1 Currently four RPs have confirmed ACM or non-ACM (but combustible) cladding on their blocks².
- 5.2 One RP has completed all works to the one block affected. All the properties were rented, and costs were not rechargeable.
- 5.3 A second RP has completed the cladding replacement works with no recharges to leaseholders. Fire stopping behind the cladding has been upgraded to fully comply with current standards. The RP is finalising their claim with the GLA for the cladding replacement. They plan to instruct a PAS99880 inspection, jointly with the contractor. The result of this inspection will determine if any further remedial work is required. The building remains safe as the cladding has been replaced, and appropriate measures (including alarms) are in place to ensure residents safety.
- 5.4 A third RP, with a block held through a lease, has an up-to-date FRA and the freeholder is responsible for replacing the cladding. The freehold was sold in September 2020 and received initial funding approval in October 2020. They have been awarded funding from the GLA. The freeholder has appointed a contractor and works have commenced but are experiencing delays due to financing of the recladding work. This has arisen following a delay in receipt of service charge payments. The works are due to restart in October 2022. The block is being monitored by Building Control and Environmental Health.
- 5.5 A fourth RP has several blocks located in three different estates in Barnet that require fire safety work:

² This can change over time with updated government guidelines and monitoring arrangements.

- Estate 1 – Works are now complete and the EWS1 certificate has been issued for one of the properties and a further two EWS1 certificates are being progressed.
- Estate 2 – The last contract amendments with the developer are being finalised to remediate all the blocks. An application has been made for BSF funding for two of the blocks in this estate. The developer has agreed to complete the latent defects work on some blocks. A further block has a private owner and this RP is working with them on remediation for this block. A BSF application has been rejected for a further block. A residents meeting is held on a monthly basis with no adverse feedback.
- Estate 3 - Works on two blocks to remediate the cavity barriers are complete. Further works are to be completed on the internal compartmentalisation to the communal areas. Once these are complete the EWS1 certificate can be issued. The scope of works for a further two blocks has been agreed with works due to mobilise shortly. The RP will enter into a JCT minor works contract for a further block with a view to commence works in the autumn. The RP is negotiating the scope of works on another block and hope to commence works in the autumn. The residents are generally pleased with negotiations with the developer but residents in one block are keen to see negotiations conclude and works start for their block.

5.6 All large RPs in the borough remain in regular communication over the fire safety of their affordable housing.

6. Private Sector buildings (residential)

6.1 Contact has been made with the owners/agents of 59 higher risk ACM clad blocks.

6.2 Inspections have been completed on four ACM clad buildings over 18 metres (727 units) due to the high-risk of the structures. Improvement notices have been served in relation to three of these blocks and consultation is due to start in relation to the fourth. Awaiting consultation from the Fire Authority to commence this.

6.3 There are now 1.5 FTE Enforcement Officers working on the project. A lot of work has been undertaken reviewing cases on the database, obtaining and assessing any linked Fire Risk Assessments, EWS1 and other fire safety documentation, and trying to obtain alignment between the DLUHC data management system and the council's data management systems. The work is ongoing. A Technical Support Officer has been recruited to assist with administering the hundreds of documents involved in enforcement activities in relation to these significantly sized blocks. Their start date has yet to be confirmed.

6.4 The team continues to work with the Fire Authority in relation to this area to try and ensure a uniform approach to enforcement. A monthly meeting is now undertaken with Fire Authority colleagues. There are also regular meetings to report progress to the Department for Levelling Up, Housing and Communities.

7. Communications with the housing sector and residents on fire safety (private sector and Registered Providers)

7.1 At the last Housing & Growth Committee in June 2022, Members asked for information to be included in the next update on our communications with the housing sector and

residents on fire safety. This section sets out examples of the types of communications the council has in place.

Communications with Private Sector

- 7.2 Whenever a full block inspection is made under the Housing Act 2004 all occupiers are advised in writing before the inspection. If a notice/order is then found to be necessary a formal consultation of all relevant parties including occupiers is completed, and they would get a copy of the final notice/order.
- 7.3 When joint action is taken with the fire authority, for example where a waking watch is missing, reactive conversations would be had with all relevant parties to try and resolve the situation. The Private Sector Housing (PSH) team would attend a residents/relevant parties meeting and give general advice on behalf of the council (although the enforcement powers would lie with the Fire Authority).
- 7.4 If a block is having particular issues with their freeholder in relation to fire safety matters, the PSH team has historically been involved in residents' meetings giving general advice on what the council can and can't assist with and where else to go for help.
- 7.5 Members are advised in relation to specific blocks when particular issues are raised by them. The Private Sector Housing team has attended residents' meetings at the Members' request to give general advice.
- 7.6 It is important to note that capacity of the Private Sector Housing team is limited, and there are challenges in recruiting qualified staff to this area.
- 7.7 As this is a quite a new area of work new situations do keep occurring and the communication provided to residents will evolve accordingly. The challenge lies in keeping the areas that the council can assist with and the areas that the [Leasehold Advisory Service](#) assist with clearly defined.

Communications with Registered Providers (RPs)

- 7.8 Direct engagement with residents of RP blocks follows the same processes as for private blocks set out above.
- 7.9 Since Grenfell Re has contacted all RPs asking them to identify high rise blocks and whether they are clad. Contact has been maintained with RPs who confirmed they have blocks with cladding to monitor progress.
- 7.10 In June 2020, RPs were provided with information on preventing fire-related deaths, this included a 7-step briefing and a questionnaire asking for information on how RPs identify vulnerable residents, what processes were in place to ensure appropriate fire safety measures for such residents, whether relevant staff had attended London Fire Brigade (LFB) training, and for details of their fire safety officer. The contact details for the borough commander at LFB were provided to follow-up on the training offer.

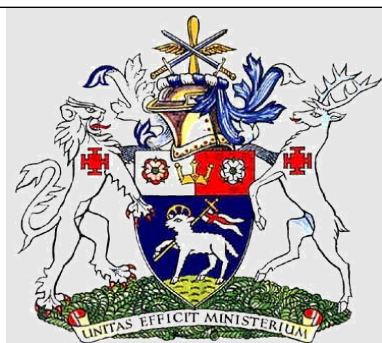
- 7.11 In March 2021, RPs were sent details on how to apply for the Waking Watch Fund and were advised that the council had signed up to Inside Housing's '10 steps to end our cladding scandal'.
- 7.12 In July 2022, RPs were sent information about the Building Safety Act and were asked questions about how they were complying with this.
- 7.13 An Annual Performance Review of the major RPs in the borough is undertaken to obtain a view on how they are performing and how they are adapting to changing regulations and requirements regarding fire safety and sustainability. The latest annual review was reported to Housing & Growth Committee in November 2021 and provided assurance that their fire safety teams were forthcoming in providing data to the council. Fire Risk Assessments (FRA) were up-to-date and work programmes were in place to complete required FRA works.

Appendix B: Barnet Council Fire Safety Action Plan (September 2022)

1.1 The table below captures only actions that remain ongoing at the time fire safety was last reported to the Housing & Growth Committee, together with any new actions that have arisen.

Action	Status	Notes
Undertake high priority works identified in surveys	Completed	High priority works have been completed.
Work with government and RPs to ensure actions to address any fire safety concerns are addressed	Ongoing	<p>One RP has completed all works to the one block affected.</p> <p>A second RP has completed the cladding replacement works. Fire stopping behind the cladding has been upgraded to fully comply with current standards. The RP is finalising their claim with the GLA for the cladding replacement. They plan to instruct a PAS99880 inspection, which will determine if any further remedial work is required.</p> <p>A third RP, with a block held through a lease, has an up-to-date FRA and the freeholder is responsible for replacing the cladding. They have been awarded funding from the GLA. The freeholder has appointed a contractor and works have commenced but are experiencing delays due to financing of the recladding work. This has arisen following a delay in receipt of service charge payments. The works are due to restart in October 2022.</p> <p>A fourth RP has several blocks in three different estates that require fire safety work. Works on Estate 1 are complete and EWS1 certificates have been issued or are being sought. Applications for BSF funding have been made for blocks on Estate 2; however, one application has been rejected. Works to remediate cavity barriers have been completed on Estate 3 and works on further blocks are progressing or due to commence in the autumn.</p>
Liaison with owners of blocks with failed ACM cladding	Ongoing	<p>There are 57 live cases prioritised (considering height, ACM cladding and issues raised by tenants and/or councillors) and 76 cases pending more detailed review.</p> <p>Full inspections have been completed on four ACM clad buildings over 18 metres (727 units) due to the high-risk of the structures. Improvement notices have been served in relation to three of these blocks and consultation is due to start in relation to the fourth. This has been delayed awaiting consultation feedback from the Fire Authority.</p> <p>Appeals to tribunal have been received in relation to one block to date and is set for November 2022. Works are progressing at all three blocks where notices have been served. One block is now free from Category 1 hazards as defined by the Housing Act 2004.</p>

Action	Status	Notes
<p>Actions from Fire Risk Assessments for commercial units beneath residential</p>	<p>Ongoing</p>	<p>The request for FRA data from the commercially let estate has been completed. Of the high-risk properties identified during the original exercise in 2020, two have failed to submit the required update.</p> <p>These properties have been subject to enforcement action and visits from the Fire Brigade previously to ensure compliant. A subsequent visit by council officers to inspect will take place before the end of August 2022 and will determine if additional enforcement or recommendation to serve notice on the tenant is required.</p>
<p>Implement the requirements of the Fire Safety and Building Safety Acts</p>	<p>Ongoing</p>	<p>Barnet Homes has confirmed that 16 buildings will be considered 'in-scope' of the Building Safety Act within the council stock. Associated resources have been identified and a provision made within the current version of the Housing Revenue Account Business Plan. Further clarity regarding how the duties of the Accountable Person and Responsible Person roles outlined in the Act will be forthcoming now it has received Royal Assent with legal advice on this aspect now received and being evaluated.</p>



Housing & Growth Committee

5 September 2022

Title	Q1 2022/23 Contracts Performance Report
Report of	Chair of Housing & Growth Committee
Wards	All
Status	Public
Urgent	No
Key	No
Enclosures	None
Officer Contact Details	<p>Tim Campbell, Head of Commercial Management tim.campbell@barnet.gov.uk</p> <p>Alaine Clarke, Head of Programmes, Performance & Risk alaine.clarke@barnet.gov.uk</p>

Summary

This report provides an overview of Quarter 1 (Q1) 2022/23 performance for the contracted services delivered by Regional Enterprise (Capita) and Barnet Homes (The Barnet Group) that fall under the remit of this committee.

Overall, performance is going well, with the vast majority of KPIs achieving their targets. The council continues to work with its contracted partners to address areas of concern, particularly on ensuring that progress is being made where backlogs have occurred due to the impact of the Covid-19 pandemic.

Officers Recommendations

The Committee is asked to note the Quarter 1 (Q1) 2022/23 performance for the contracted services delivered by Regional Enterprise (Capita) and Barnet Homes (The Barnet Group) that fall under the remit of this committee.

1. PURPOSE OF REPORT

Introduction

- 1.1 This report provides an overview of Quarter 1 (Q1) 2022/23 performance for the contracted services delivered by Regional Enterprise (Capita) and Barnet Homes (The Barnet Group) that fall under the remit of this committee (listed in alphabetical order):

Regional Enterprise (Re)

- Private Sector Housing (Enforcement)
- Private Sector Housing (Grants)
- Regeneration

Barnet Homes

- Homelessness
- Quality Housing
- Safe and Secure Homes

- 1.2 The report does not include budget information, which is provided separately to Policy and Resources Committee.

Overview

- 1.3 Re services have performed well in Q1, with most KPIs for Housing Enforcement, Housing Grants and Regeneration achieving target. Those that were below target continued to be affected by the backlogs created by Covid-19 restrictions.
- 1.4 Barnet Homes performance was mixed, with four of the nine KPIs not achieving target in Q1. Whilst the number of households in temporary accommodation (TA) continued to fall (2,094 in Q1 from 2,115 in Q4), adverse market conditions impacted on several areas of performance, with build cost inflation and increasing interest rates affecting the acquisitions and development programmes and procurement of private rented properties, where demand is outstripping supply.

Notes on tables

- 1.5 The targets listed for Re are both for the year 2022/23 and the current reporting period, Q1 2022/23. Several KPIs are reported annually but monitored on a quarterly basis; for this reason these are included in the performance tables but are not given a RAG rating until the end of the year.
- 1.6 The targets for Barnet Homes are cumulative unless otherwise stated and so both the annual targets and incremental targets for the current period have been included in the performance tables.

2. REGIONAL ENTERPRISE

Private Sector Housing (Enforcement)

Indicator	Polarity	Unit	Target	Current Period Actual	Actual for Same Period Last Year	DoT on Last Year
Number of empty properties brought back into residential use	Bigger is Better	Number	125	5	0	Improved
Number of private tenanted properties with Category 1 hazards reduced (to Category 2 hazards)	Bigger is Better	Number	200	15	0	Improved
Compliance with Environmental Health Service standards (Priority 1 incidents and service requests)	Bigger is Better	%	100	100	100	Same
Compliance with Environmental Health Service standards (Priority 2 incidents and service requests)	Bigger is Better	%	95	95.8	96.4	Worsened

- 2.1 There are four KPIs for Private Sector Housing (Enforcement). Two achieved the Q1 target and two are 'monitor only' for the quarter.
- 2.2 Performance on empty properties and private tenanted properties with category 1 hazards have been affected by vacancies/recruitment difficulties and the legacy of Covid-19.
- 2.3 Most empty property work involves gathering local intelligence via door knocking and visiting neighbours, which was not possible during the lockdowns. Whilst this has been flagged as part of the backlog, the work does not leave residents at risk and has not been included in the special project to tackle the backlog.
- 2.4 Work on private tenanted properties has been tied up with the HMO backlog, with all HMO Enforcement staff working on the Homes for Ukraine (HFU) project and vacancies in the Housing Enforcement team. Whilst an interim has been recently brought in to work on the HFU project; recruitment is ongoing to fill the other vacancies.
- 2.5 A review has commenced on the properties inspected to date for the HFU project to ensure they are suitable for a 12-plus months stay rather than the original six months. The extra challenge of unaccompanied minors has also to be considered and some rematching of properties/guests will be required.

Private Sector Housing (Grants)

Indicator	Polarity	Unit	Target	Current Period Actual	Actual for Same Period Last Year	DoT on Last Year
Reduction of unit costs of disabled adaptations	Smaller is better	£	£12,500	£8,905	£7,734	Worsened ▼

- 2.6 There is one KPI for Private Sector Housing (Grants) and this achieved the Q1 target.
- 2.7 Consideration is being given to new guidance and the Adult Social Care White Paper with a view to shaping the long-term delivery of Disabled Facilities Grants to support adults and children.

Regeneration

Indicator	Polarity	Unit	Target	Current Period Actual	Actual for Same Period Last Year	DoT on Last Year
Delivery of affordable housing completions	Bigger is Better	Number	525	73	85	Not comparable —
Regeneration budgetary and financial controls (% of invoices sent within timescales)	Bigger is Better	%	85	100	100	Same ♦
Delivery of Regeneration projects' deliverables and milestones to meet outcomes and achieve benefits	Bigger is Better	%	90	120	120	Same ♦

2.8 There are three KPIs for Regeneration. Two achieved the Q1 target and one is 'monitor only' for the quarter. (*The delivery of affordable housing completions is an annual KPI reported quarterly. As the programme changes year-on-year, comparative data is provided for information only.*)

2.9 During Q1, the service continued to work in partnership with Barnet Homes on decanting activities on the Dollis Valley and Grahame Park Estates.

2.10 The service provided support to the council to submit a Transport for London (TfL) partnership bid to the Levelling Up Fund. As part of the bid development, advice was provided on context and background on funding levels to date including existing Section 106, other investments in the area and other housing data.

2.11 A successful and well attended opening event was held on 25 June 2022 for Montrose, Silkstream, and Colindale parks.

3. THE BARNET GROUP

3.1 The Annual Delivery Plan sets out the framework for the delivery of housing services provided by Barnet Homes, including for the following strategic priorities:

- Tackling and preventing homelessness and rough sleeping
- Ensuring decent quality housing that buyers and renters can afford, prioritising Barnet residents
- Safe and secure homes.

Homelessness (Tackling and preventing homelessness and rough sleeping)

Indicator	Polarity	Unit	Annual Target	Current Period Target	Current Period Actual	Actual for Same Period Last Year	DoT on Last Year
Number of homelessness preventions	Bigger is Better	Number	1450	360	295	272	Improved
Number of households in Temporary Accommodation	Smaller is Better	Number	2400	2250	2094	2371	Improved
Households placed directly into the private sector by Barnet Homes	Bigger is Better	Number	615	152	109	140	Worsened
Rough sleeper count (every other month)	Smaller is Better	Number	N/a – snapshot	20	11	14	Improved

3.1 There are four KPIs for the Homelessness service. Two achieved the Q1 target and two did not.

- 3.2 The number of homeless preventions achieved in Q1 was 295, 65 below the target. The procurement of private rented properties has become increasingly challenging with demand across the market outstripping supply and landlords have a greater pool of potential tenants to choose from. Rent increases in Q1 were likely attributed in large part to inflationary pressures, however as the Local Housing Allowance Rate has not increased, the private rented market remains a challenging operating environment.
- 3.3 The number of households in temporary accommodation (TA) reduced marginally in Q1 (2,094) from the Q4 result (2,115), continuing the positive trend in this area and representing the lowest level in TA for over a decade. This has been due to a combination of previously reported factors: stable demand from the private rented sector, effective prevention, support through BOOST and effective affordable housing supply. Moving forward there are anticipated increased challenges with the cost of living crisis being faced by households, coupled with the lack of affordable housing supply to facilitate placements into the private rented sector. Consequently, significantly increased demand from the private rented sector is expected to manifest towards the end of Q2.
- 3.4 Let2barnet has had a challenging start to the year, with many external factors contributing. Procuring private rented properties has become increasingly challenging as previously mentioned. In addition, the Rightmove rental price tracker confirms that year-on-year rents in London have increased by 14.4% and “Tenant demand is up by 81% and available rental properties down by 47% in London compared to the more normal 2019 market”¹.
- 3.5 The position in Barnet is replicated across other boroughs with most experiencing challenges in securing private rented sector placements as the scarcity of available properties continues to fuel increases in private sector rents. Following a benchmarking exercise with other London local authorities, work is underway to reassess the incentive rates being offered to landlords in order to ensure the offer is competitive.
- 3.6 The most recent rough sleeper street count was completed in June 2022, with a good result of 11, an improvement on the same time last year.

Risks

- 3.7 There was one high-level (scoring 15+) joint risk related to Homelessness in Q1, which is being managed in accordance with the council’s risk management framework.

Title	Description	Score	Review Summary
Increased demand for temporary accommodation	Failure to prevent households becoming homeless and a lack of suitable affordable accommodation options could lead to an increased demand for expensive temporary accommodation resulting in increased budget pressures in the General Fund.	16	Overall numbers in temporary accommodation continued to reduce in Q1, reaching the lowest level in over a decade of 2,094. Whilst positive, there are a number of factors which put this area at risk: rental inflation in the private rented sector; increased likely demand linked to the cost of living/inflationary pressures on household finances; and slowing of acquisition activities due to market challenges and interest rate increases.

¹ <https://www.rightmove.co.uk/news/rental-price-tracker/>

Quality Housing (Ensuring decent quality housing that buyers and renters can afford, prioritising Barnet residents)

Indicator	Polarity	Unit	Annual Target	Current Period Target	Current Period Actual	Actual for Same Period Last Year	DoT on Last Year
Number of homes purchased for use as affordable accommodation	Bigger is Better	Number	125	25	25	25	Same
Supply a range of housing available for care leavers, in particular for those ready to move into independent living	Bigger is Better	Number	62	15	12	15	Worsened
Affordable housing delivered on council owned land (TBG schemes)	Bigger is Better	Number	45	20	10	50	Worsened

- 3.8 There are three KPIs for Quality Housing. One achieved the Q1 target and two did not.
- 3.9 25 properties were purchased in Q1, with 10 properties acquired into the Housing Rent Account (HRA) council stock and 15 properties purchased through Opendoor Homes.
- 3.10 Three Care Leavers were given an offer for a suitable property in June 2022, but the tenancies had not been finalised by the end of the month, affecting the quarterly figure. Based on the expected pipeline of properties, it is anticipated that the target will be achieved for Q2 and beyond.
- 3.11 Overall the acquisitions and development programmes are subject to increasingly adverse market conditions, particularly build cost inflation and increasing interest rates. Two development schemes completions slipped this quarter but are anticipated to be completed by the end of Q2 (11 further completions are due at Friern Court and 14 at Summers Lane). This relates entirely to poor response rates from statutory utility companies and has been escalated through a number of routes, including the GLA but remains an unresolved issue more generally.
- 3.12 Four completions took place in April 2022 at the Mount Parade scheme and six took place in May 2022 at Warwick Close.

Risks

- 3.13 There was one high-level (scoring 15+) joint risk related to Quality Housing in Q1, which is being managed in accordance with the council's risk management framework.

Title	Description	Score	Review Summary
Viability of the Housing Revenue Account business plan	External pressures such as above projected interest rates, changes in legislation and carbon neutrality on the Housing Revenue Account (HRA) could lead to the HRA business plan becoming economically unviable resulting in a reduction in service provision to residents or the general fund needing to support the HRA.	16	Barnet Homes Asset Management Strategy approved March 2022 and implemented. Workshop on HRA business plan to be held.

Safe and Secure homes

Indicator	Polarity	Unit	Annual Target	Current Period Target	Current Period Actual	Actual for Same Period Last Year	DoT on Last Year
Scheduled fire risk assessments completed (council housing) on time	Bigger is Better	%	100	100	100	100	Same
Priority 0 and 1 fire safety actions completed on time	Bigger is Better	%	92.5	92.5	100	100	Same

3.14 There are two KPIs for Safe and Secure Homes. Both achieved the Q1 target.

3.15 Scheduled fire risk assessments (FRAs) at council housing blocks and the completion of high priority actions resulting from FRAs continued to remain at or above target. Risk assessments and resultant actions are monitored closely to ensure where lead-in timescales for the ordering of relevant building components is needed, this is actioned as early as possible.

3.16 Good progress continued to be made with the delivery of the fire safety investment programme to high priority homes in the last year of the programme. The recently approved programme to low and medium rise blocks is also to commence this year: a significant amount of preliminary works including starting the design process and preparing the programme has been undertaken and works have started on properties linked to Electrical Rising Mains works currently onsite. The first individual sites for the fire safety programme, around Hendon, will commence in October 2022.

Risks

3.17 There was one high-level (scoring 15+) joint risk related to Safe and Secure Homes in Q1, which is being managed in accordance with the council's risk management framework.

Title	Description	Score	Review Summary
Health, safety and compliance issues	Barnet Homes' failure to achieve regulatory requirements for the housing stock could lead to health, safety and compliance issues resulting in death to residents, staff and public, legal challenges and financial costs.	15	Good progress on delivery of the £52m fire safety programme continued during Q1, with sprinkler and alarm systems to tower blocks now complete. Risk mitigation works at LPS blocks Stanhope and Holmsdale in N11 continue to progress. Member briefings in respect of redevelopment proposals for LPS blocks are currently being arranged

4. REASONS FOR RECOMMENDATIONS

4.1 This report provides an overview of Quarter 1 (Q1) 2022/23 performance for the contracted services delivered by Regional Enterprise (Capita) and Barnet Homes (The Barnet Group) that fall under the remit of this committee

5. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

5.1 None

6. POST DECISION IMPLEMENTATION

6.1 None.

7. IMPLICATIONS OF DECISION

8. Corporate Priorities and Performance

8.1 Performance monitoring is essential to ensure robust management of the council's strategic contracts and supports commercial discussion and decision-making. It also ensures resources are adequately and appropriately directed to support delivery and achievement of corporate priorities.

8.2 Relevant council strategies and policies include the following:

- Re Contract
- Barnet Homes Management Agreement and Annual Delivery Plan

9. Resources (Finance and Value for Money, Procurement, Staffing, IT, Property, Sustainability)

9.1 The report does not include budget information, which is provided separately to Policy and Resources Committee.

10. Legal and Constitutional References

10.1 Section 151 of the Local Government Act 1972 states that: "without prejudice to section 111, every local authority shall make arrangements for the proper administration of their financial affairs and shall secure that one of their officers has responsibility for the administration of those affairs". Section 111 of the Local Government Act 1972 relates to the subsidiary powers of local authorities to take actions which are calculated to facilitate, or are conducive or incidental to, the discharge of any of their functions. Robust contract management assists with ensuring the proper administration of the council's financial affairs.

10.2 The council's Constitution, Article 7.5 Committees, Forums, Working Groups and Partnerships, sets out the functions of the Housing and Growth Committee.

(1) Responsibility for:

- Housing (including housing strategy; homelessness; social housing and housing grants; private sector housing and leasing; housing licensing and enforcement; HRA Revenue Account and Capital Programme);
- Regeneration Strategy and Overseeing Major Regeneration Schemes
- Asset Management
- Development of Council Land
- Fire Safety
- Economic Development including Employment Strategy; Business Support and Engagement; and Town Centres

(2) To submit to the Policy and Resources Committee proposals relating to the Committee's budget (including fees and charges) for the following year in accordance with the budget timetable.

(3) To make recommendations to Policy and Resources Committee on issues relating to the budget for the Committee, including virements or underspends and overspends on the budget. No decisions which result in amendments to the agreed budget may

be made by the Committee unless and until the amendment has been agreed by Policy and Resources Committee.

- (4) To receive reports on relevant revenue and capital expenditure, contracts, performance information and risk on the services under the remit of the Committee.

11. Insight

- 11.1 The report identifies performance information in relation to the council's strategic contracts for Quarter 1 (Q1) 2022/23. The report covers delivery from Regional Enterprise (Capita) and Barnet Homes (The Barnet Group).

12. Social Value

- 12.1 The Public Services (Social Value) Act 2012 requires people who commission public services to think about how they can also secure wider social, economic and environmental benefits. Before commencing a procurement process, commissioners should think about whether the services they are going to buy, or the way they are going to buy them, could secure these benefits for their area or stakeholders. As set out in the council's Contract Procedure Rules, commissioners should use the Procurement Toolkit, which includes Social Value guidance. The Contract Management Toolkit should also be used to help ensure that contracts deliver the expected services to the expected quality for the agreed cost. Requirements for a contractor to deliver activities in line with Social Value will be monitored through the contract management process.

13. Risk Management

- 13.1 The council has an established approach to risk management, which is set out in the Risk Management Framework. Risks are reviewed quarterly (as a minimum) and any high-level (scoring 15+) joint risks with strategic contractors are included in this report, as well as being reported to Policy and Resources Committee as part of a wider corporate risk report.

14. Equalities and Diversity

- 14.1 The Equality Act 2010 requires organisations exercising public functions to demonstrate that due regard has been paid to equalities in:

- Elimination of unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010.
- Advancement of equality of opportunity between people from different groups.
- Fostering of good relations between people from different groups.

- 14.2 The Equality Act 2010 identifies the following protected characteristics: age; disability; gender reassignment; marriage and civil partnership, pregnancy and maternity; race; religion or belief; sex and sexual orientation; marriage and civil partnership.

- 14.3 In order to assist in meeting the duty the council will:

- Try to understand the diversity of our customers to improve our services.
- Consider the impact of our decisions on different groups to ensure they are fair.

- Mainstream equalities into business and financial planning and integrating equalities into everything we do.
- Learn more about Barnet's diverse communities by engaging with them.

This is also what we expect of our partners.

- 14.4 This is set out in the council's Equalities Policy, which can be found on the website at:

<https://www.barnet.gov.uk/your-council/policies-plans-and-performance/equality-and-diversity>

15. Corporate Parenting

- 15.1 In line with Children and Social Work Act 2017, the council has a duty to consider Corporate Parenting Principles in decision-making across the council. There are no implications for Corporate Parenting in relation to this report.

16. Consultation and Engagement

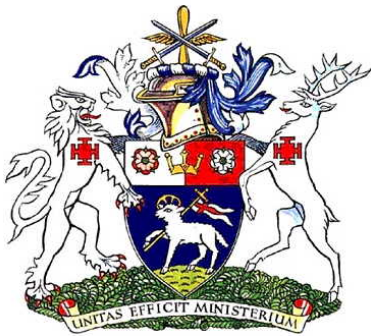
- 16.1 Obtaining customer feedback is part of the contract management process to inform service delivery, service development and service improvement.

17. Environmental Impact

- 17.1 There are no direct environmental implications from noting the recommendations. Implementing the recommendations in the report will lead to a positive impact on the Council's carbon and ecology impact, or at least it is neutral.

18. BACKGROUND PAPERS

- 18.1 None



Housing and Growth Committee 5th September 2022

Title	Fees and Charges 2023/24
Report of	Chair of the Housing and Growth Committee
Wards	All
Status	Public
Urgent	No
Key	Yes
Enclosures	Appendix A – Fees & Charges January 2023
Officer Contact Details	<p>Cath Shaw, Deputy Chief Executive, Cath.shaw@barnet.gov.uk</p> <p>Stephen McDonald, Director of Growth Stephen.McDonald@barnet.gov.uk</p> <p>Deborah Hinde, Director of Commercial Deborah.hinde@barnet.gov.uk</p> <p>Chris Smith, Assistant Director Estates, Chris.smith@barnet.gov.uk</p> <p>Nicholas Stylianou, Head of Finance, Growth, Housing, Corporate Services & Assurance, Nicholas.stylianou@barnet.gov.uk</p>

Summary

A Business Planning Report was received by Policy and Resources Committee on 19 July 2022 outlining the council’s updated Medium-Term Financial Strategy (MTFS) to 2026/27 and the future financial risks and challenges facing the council.

In line with the Administration's priorities, the 19 July report outlined a project to maximise cost recovery for the council, through administration of fees and charges, where revised fees and charges will be effective from January 2023. Previously fees and charges were effective from April each year. Moving the uplift forward to January will support the council's financial need to maximise cost recovery.

All revised fees and charges should be at full cost recovery, where consideration is given for those driven by inflation, or statute.

This report asks the Committee to approve the Fees and Charges for services reporting to this Committee, for onward referral and approval.

The outcomes of all Theme Committee discussions will go forward as recommendations to Policy and Resources Committee in September 2022 and Full Council in November 2022.

Officers Recommendations

That the Committee approve the proposed fees and charges for 2023/24 set out in Appendix A that will be included in the budget proposals submitted to September Policy and Resources Committee for consideration and recommendation to Full Council in November 2022

1. WHY THIS REPORT IS NEEDED

- 1.1 This report is required as part of the council's annual business planning process, to discuss and approve priorities for the Housing and Growth Committee for 2023/24.
- 1.2 The Committee's approval is requested for:
 - 1.2.1 Proposed Fees and Charges which will be included in the budget proposals submitted to Policy and Resources Committee.

2. STRATEGIC CONTEXT

2.1 Fees & Charges for 2023-24

- 2.1.1 Fees and charges are reviewed on an annual basis to ensure that the costs of chargeable services are covered, and the Council is achieving value for money. Appendix A sets out the proposed new and changed fees and charges for 2023-24 for services within the Housing & Growth Committee portfolio.
- 2.1.2 Theme Committees and other committees refer all fees and charges to the Policy and Resources Committee. The Policy and Resources Committee reviews all fees and charges which then form part of the budget that is subject to public consultation. Subject to public consultation outcomes, the Policy and

Resources Committee recommends all fees and charges to Full Council for approval as part of the council's overall budget.

2.2 Committee Context

2.2.1 The council has several priorities that Housing and Growth Committee are responsible for either in whole or in part.

2.2.1.1 Climate Change and Biodiversity: Future proofing our borough, putting sustainability at the heart of everything the Council does. This includes

- achieving net zero carbon in Barnet by 2042 or earlier (currently 2050 or earlier), and for the council by 2030 or earlier.
- ensuring that the council's long term transport strategy improves road safety and encourages walking and cycling.

2.2.1.2 Quality Homes: Ensuring housing in the borough meets the needs of residents, is sustainable and that new developments are brought forward in partnership with residents. This includes:

- Delivering more genuinely affordable homes, whilst respecting the outer-London suburban character of the Borough to working to ensure new development is zero carbon.
- Delivering healthy homes by working to eliminate fuel poverty and improve energy efficiency and water efficiency.
- Supporting private tenants through licensing and a private tenants' rights charter.
- Ensuring regeneration benefits existing residents first and foremost

2.2.1.3 Town Centres and Local Economy: supporting Barnet's town centres and the local economy. This includes:

- Ensuring town centre regeneration is supported by residents and businesses
 - Promote a shop local/buy local culture
- Work with local businesses and education providers to develop the skills needed in the green economy and build a local network of suppliers
- Encourage creative and digital industries to help people get back into work to promote digital connectivity and inclusion

2.2.1.4 A better Barnet: Support communities to be even happier, healthier and to make sure everyone can get the most out of life.

2.2.1.5 A new corporate plan is in development for this committee, and future Committee Reports will reflect emerging themes and priorities of the plan.

2.3 Fees & Charges

2.3.1 Fees and charges are reviewed on an annual basis to ensure that the costs of chargeable services are covered, and the council is achieving value for money.

2.3.2 All fees and charges should be full cost recovery.

2.3.2.1 Consideration should be given to how the fees and charges increases will be prioritised:

2.3.2.2 some are driven by inflation so should be increased by the August inflation rate (Consumer Price Index (CPI) at around 10.1%,

2.3.2.3 others are driven by demand, statutory prescription, and other factors.

2.3.2.4 Consideration must be given to consultation/ Equalities Impact Assessment (EQIA).

2.3.3 The budget recommended by Policy and Resources Committee to Full Council will incorporate the latest projection of income from fees and charges. Full Council will be asked to approve all fees and charges in November 2022.

2.3.4 All fees and charges that fall under the remit of this committee are listed in Appendix A. These include:

Hendon Town Hall / Colindale office

2.3.5 These Fees and Charges have remained static for the past two financial years due to the Covid-19 pandemic, and the impact on demand for renting office or leisure space across the borough.

2.3.5.1 This year, all Estates related fees and charges have been reviewed. Additional consideration has been made for:

- The demand for letting office space across the borough, and the improvements and quality of the office spaces.
- A benchmarking exercise against similar fees and charges provided by Town Halls and offices in neighbouring boroughs (Enfield, Haringey, Harrow).
- The increase in costs related to utilities across the estate
- General inflation uplift based on August CPI,

2.3.5.2 The type of charges offered have also been reviewed:

- Previous charges were set at full-day or half-day rates. This has also changed, whereby charges are now set at an hourly rate, to better reflect demand for room booking.
- Room bookings are expected to increase for functions and meetings, as there is far greater demand for shorter bookings, especially post-pandemic.
- The prior-year fees and charges are also shown per-hour, for comparison purposes only. These were set at half or full day only.

2.3.5.3 This has resulted in several changes as prescribed in Appendix A.

Land Charges

- 2.3.6 The Land Charges fees and charges increases are based on August 2022 CPI rate of 10.1%.

Strategic Planning and Regeneration

- 2.3.7 The fees and charges in relation to Strategic Planning and Regeneration have been increased by August 2022 CPI rate.

Private Sector Housing

- 2.3.8 There are changes to fees and charges relating to Private Sector housing this year as set out in Appendix A. These have been increased by August 2022 CPI rate.

3. REASONS FOR RECOMMENDATIONS

- 3.1 Local Government continues to face significant reductions in funding and increased demand for services, as set out in the above context. These challenges require longer term, robust financial and strategic planning and the recommendations in this report support this.
- 3.2 By law, the council is required to set a balanced budget. These proposals are the best way of doing that by meeting financial requirement and delivering outcomes and ambitions for Barnet.

4. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 4.1 The alternative options are not to propose changes to fees and charges, or to increase the fees and charges by a lower percentage. This, however, is not considered to be good practice and may expose the council to the risk of not achieving a balanced budget, and under recovery on costs of providing services. There is a statutory requirement to set a balanced budget, so increases to fees and charges are in the council's best interests.

5. POST DECISION IMPLEMENTATION

- 5.1 If the Housing & Growth Committee approves the recommendations made by this report, the Fees and Charges will be referred to Policy and Resources Committee on 29th September 2022 and considered for final approval at Full Council and implemented from January 2023.

6. IMPLICATIONS OF DECISION

6.1 Corporate Priorities and Performance

- 6.1.1 This report supports the administration's priorities. This includes the **outcomes** we want to achieve for the borough, the **priorities** we will focus limited resources on, and our **approach** for how we will deliver this.

6.1.2 All measures outlined in this report align with council strategy and priorities, for example, as set out in the Growth Strategy 2020-30, the Long-Term Transport Strategy, the Housing Strategy 2019-24 and the Homelessness and Rough Sleeping Strategy 2019-24.

6.1.3 The approach for delivering on this is underpinned by four strands; ensuring residents get a fair deal, maximising on opportunities, sharing responsibilities with the community and partners, and working effectively and efficiently.

6.2 **Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)**

6.2.1 In line with the Administration's priorities, the 19 July Policy and Resources Committee report outlined the council's focus on maximising income from Fees and Charges.

6.2.2 Council officers have revised fees and charges through the application of a full cost recovery model, the indexation of fees and charges to the level of inflation at around 10.1%, statutory prescription, or other means by which officers have benchmarked with other authorities to ensure the council is maximising cost recovery.

6.2.3 The outcomes of all Theme Committee discussions will go forward as recommendations to Policy and Resources Committee in September 2022 and Full council in November 2022.

6.2.4 Revised fees and charges will be effective from January 2023.

6.2.5 The council is required by law to set a balanced budget for each financial year. It is also good financial management to set a Medium-Term Financial Strategy (MTFS) for a further 3-5 year period. The proposals in this report will support the council in its legal obligations in setting a balanced budget through increasing income receipts to finance revenue expenditure.

6.2.6 Where costs recovered do not meet expected and planned resources, officers will seek to align with the overall financial envelope within the remit of this Committee, through appropriate mitigation plans. The Financial Regulations, part of the council's Constitution, are clear *Chief Officers have no authority to overspend revenue budgets, or under-recover income budgets under their control.*

6.3 **Social Value**

6.3.1 None are applicable to this report; however, the council must consider the requirements of the Public Services (Social Value) Act 2012 to try to maximise the social and local economic value it derives from its procurement spend. The Barnet living wage is an example of where the council has considered its social value powers.

6.4 Legal and Constitutional References

6.4.1 Section 151 of the Local Government Act 1972 states that: “without prejudice to section 111, every local authority shall make arrangements for the proper administration of their financial affairs and shall secure that one of their officers has responsibility for the administration of those affairs”. Section 111 of the Local Government Act 1972, relates to the subsidiary powers of local authorities.

6.4.1.1 Local authorities owe a fiduciary duty to council taxpayers, which means it must consider the prudent use of resources, including control of expenditure, financial prudence in the short and long term, the need to strike a fair balance between the interests of council tax-payers and ratepayers and the community’s interest in adequate and efficient services and the need to act in good faith in relation to compliance with statutory duties and exercising statutory powers.

6.4.1.2 Local authorities have a variety of powers to charge for specific statutory services set out in statute. The Local Government Act 2003 also provides a power to trade and a power to charge for discretionary services, the latter on a cost recovery basis. Discretionary services are those that a local authority is permitted to provide under statute but is not obliged to do so. The power to charge for discretionary services is not available to local authorities if there is a statutory duty to provide the service or if there is a specific power to charge for it or if there is a prohibition on charging for the service.

6.4.1.3 Additionally, the Localism Act 2011 provides local authorities with a general power of competence that confers on them the power to charge for services but again subject to conditions/limitations, like those noted above.

6.4.1.4 Where authorities have a duty to provide a statutory service free of charge to a certain standard, no charge can be made for delivery to that standard, however delivery beyond that point may constitute a discretionary service for which a charge could be made.

6.4.1.5 There is a variety of legislation permitting charging for different services, some of which sets prescribed fees and charges (or the range of charges for a given service), and others which allow a discretion to determine the charge based on recovering the costs of providing the service.

6.4.1.6 The Council’s Constitution (Article 7, Article 7 – Committees, Forums, Working Groups and Partnerships) sets out the responsibilities of all council Committees. The responsibilities of the Housing and Growth Committee include:

(1) *Responsibility for:*

- *Housing, (including housing strategy, homelessness, social housing and housing grants, private sector housing and leasing, housing licensing and*

enforcement; commissioning of environmental health functions for private sector housing, HRA Revenue Account and Capital Programme).

- *Regeneration Strategy and Overseeing Major Regeneration Schemes*
- *Asset Management*
- *Development of Council Land*
- *Fire Safety*
- *Economic Development, including Employment Strategy; Business Support and Engagement; and Town Centres.*

(2) To submit to the Policy and Resources Committee proposals relating to the Committee's budget (including fees and charges) for the following year in accordance with the budget timetable.

(3) To make recommendations to Policy and Resources Committee on issues relating to the budget for the Committee, including virements or underspends and overspends on the budget. No decisions which result in amendments to the agreed budget may be made by the Committee unless and until the amendment has been agreed by Policy and Resources Committee

(4) To receive reports on relevant revenue and capital expenditure, contracts, performance information performance) and risk on the services under the remit of the Committee.

6.4.2 A link to the council's Financial Regulations can be found at (see section 2.3.6): [4 \(moderngov.co.uk\)](http://moderngov.co.uk), in which the following is stated:

6.4.3 - *Changes to fees and charges should be included in the budget proposals submitted by theme Committees or the relevant committee as part of the budget setting process. Theme Committees and other committees refer all fees and charges to the Policy and Resources Committee. The Policy and Resources Committee reviews all fees and charges which then form part of the budget that is subject to public consultation. Subject to public consultation outcomes, the Policy and Resources Committee recommends all fees and charges to Full Council for approval as part of the council's overall budget.*

6.4.4 All proposals emerging from the business planning process will need to be considered in terms of the council's legal powers and obligations (including, specifically, the public-sector equality duty under the Equality Act 2010).

6.5 Risk Management

6.5.1 The Council has taken steps to improve its risk management processes by integrating the management of financial and other risks facing the organisation. The allocation of an amount to contingency is a step to mitigate the pressures that had yet to be quantified during the budget setting process.

6.5.2 The allocation of budgets from contingency seeks to mitigate financial risks which have materialised.

6.6 Equalities and Diversity

6.6.1 Equality and diversity issues are a mandatory consideration in the decision making of the council.

6.6.2 Decision makers should have due regard to the public sector equality duty in making their decisions. The Equality Act 2010 and the Public-Sector Equality Duty require elected Members to satisfy themselves that equality considerations are integrated into day-to-day business and that all proposals emerging from the business planning process have taken into consideration the impact, if any, on any protected group and what mitigating factors can be put in place. The equalities duties are continuing duties; they are not duties to secure a particular outcome. The public sector equality duty can be found at section 149 of the Equality Act 2010 as follows:

6.6.3 A public authority must, in the exercise of its functions, have due regard to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

6.6.4 Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:

- remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
- take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
- Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

6.6.5 The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.

6.6.6 Having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:

- Tackle prejudice, and
- Promote understanding.

6.6.7 Compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct

that would otherwise be prohibited by or under this Act. The relevant protected characteristics are:

- Age
- Disability
- Gender reassignment
- Pregnancy and maternity
- Race,
- Religion or belief
- Sex
- Sexual orientation
- Marriage and Civil partnership

6.6.8 This is set out in the council's Equalities Policy together with our strategic Equalities Objective - as set out in the Corporate Plan - that citizens will be treated equally with understanding and respect; have equal opportunities and receive quality services provided to best value principles.

6.6.9 Progress against the performance measures we use is published on our website at:

www.barnet.gov.uk/info/200041/equality_and_diversity/224/equality_and_diversity

6.6.10 Where there are changes to service delivery or changes to staff, the council will conduct an equalities impact assessment (EIA) where appropriate, to ensure that where persons are impacted, proper measures are considered to mitigate the effect as far as possible. The fees and charges proposed are not anticipated to have an impact on service delivery or customer satisfaction. Where necessary, proposals will not be implemented or agreed until members have fully considered the equality impacts and responses to any consultation.

6.6.11 All human resources implications will be managed in accordance with the Council's Managing Organisational Change policy, which supports the Council's Human Resources Strategy and meets statutory equalities duties and current employment legislation.

6.6.12 The proposed fees and charges have been reviewed against the protected characteristics and it is considered that there will not be any specific adverse impact on any of the groups.

6.6.13 It is considered that HMO licensing and housing enforcement action requiring the improvement of accommodation has an overall positive impact for landlords, tenants, residents, and businesses by virtue of the potential improvement to the quality and management of accommodation in the borough.

6.6.14 In addition, there are potential benefits arising from the increased choice of high quality, well-managed affordable housing.

6.7 Corporate Parenting

6.7.1 In line with the Children and Social Work Act 2017, the council has a duty to consider Corporate Parenting Principles in all relevant decision-making. Promoting independence is priority of the council. Barnet Homes work closely with relevant council departments to ensure that care leavers make a successful transition to independent living.

6.7.2 The Council, in setting its budget, has considered the Corporate Parenting Principles both in terms of fees and charges. The Council proposals have sought to protect front-line social work and services to children in care and care leavers and in some cases, has invested in them.

6.8 Consultation and Engagement

6.8.1 As a matter of public law, the duty to consult with regards to proposals to vary, reduce or withdraw services will arise in four circumstances:

- where there is a statutory requirement in the relevant legislative framework
 - where the practice has been to consult, or, where a policy document states the council will consult, then the council must comply with its own practice or policy
 - exceptionally, where the matter is so important that there is a legitimate expectation of consultation
- Where consultation is required to complete an equalities impact assessment.

6.8.2 Regardless of whether the council has a duty to consult, if it chooses to consult, such consultation must be carried out fairly. In general, a consultation can only be considered as proper consultation if:

- comments are genuinely invited at the formative stage
- the consultation documents include sufficient reasons for the proposal to allow those being consulted to be properly informed and to give an informed response
- there is adequate time given to the consultees to consider the proposals
- there is a mechanism for feeding back the comments and those comments are considered by the decision-maker / decision-making body when making a final decision
- the degree of specificity with which, in fairness, the public authority should conduct its consultation exercise may be influenced by the identity of those whom it is consulting
- where relevant and appropriate, the consultation is clear on the reasons why and extent to which alternatives and discarded options have been discarded. The more intrusive the decision, the more likely it is to attract a higher level of procedural fairness.

6.8.3 The council will perform a service-specific consultation for Fees and Charges during October to November 2022.

6.8.4 In terms of service specific consultations, the council has a duty to consult with residents and service users in several different situations including proposals to significantly vary, reduce or withdraw services. Consultation is also needed

in other circumstances, for example to identify the impact of proposals or to assist with complying with the council's equality duties. Service specific consultations will take place where necessary in line with timescales for any changes to be implemented.

6.8.5 If when council sets the budget envelope some service specific consultations have not been completed, then Council will allow a contingency so that decision makers may make alternative decisions should there be undesirable equalities impacts.

6.8.6 Fees and Charges will be referred to Policy and Resources Committee. Policy and Resources Committee reviews all fees and charges which then form part of the budget that is subject to public consultation between October and November 2022. Subject to public consultation outcomes, the Policy and Resources Committee recommends all fees and charges to Full Council for approval from January 2023.

6.9 **Insight**

6.9.1 None in the context of this report

6.10 **Environmental Impact**

6.10.1 None in the context of this report

7. **BACKGROUND PAPERS**

7.1 Barnet Plan Policy and Resources Committee 29th August - [Revised budget 2022/23 and Business Planning 2023-2027](#)

7.2 Housing and Growth Priorities update - [H&G Committee Priorities Update](#)

7.3 Updates to the Growth Strategy Annual Update - [Appendix 1 Growth Strategy annual update.pdf \(modern.gov.co.uk\)](#)

7.4 Private Sector Housing Licencing Scheme Phase 2 - [Selective Licencing Phase 2](#)

7.5 Thriving Update - [Thriving Update](#)

Fees and Charges 2022/23

Department:	Re
Area:	Re Strategic Planning & Regen

Reference/ Area	Fee/Charge Title	Area	Description	Unit of Measure	Charges 2022/23	Charges 2023/24	Change from prior year (actual)	Change from prior year (%)	Statutory Basis for Charging (i.e. the legislation that permits you to charge for this service / product)	Basis of charging (Statutory prescribed, Statutory discretionary, statutory costs recovery or Discretionary)	Comments	Additional detail for new charges / above inflation
Re	SPR 1 Strategic Planning & Regen	Strategic Planning & Regen	Director of Place Assistant Director (Day Rates) Commissioning Director	0 - 20 Days	£1,000.25	£1,101.28	£101.03	10.10%	n/a	DRS Contract	Added role of Housing Development and Regeneration Manager	Increased in line with inflation 10.1%
Re	SPR 2 Strategic Planning & Regen	Strategic Planning & Regen	Director of Place Assistant Director (Day Rates) Commissioning Director	Projects 21 - 60 Days	£924.59	£1,017.97	£93.38	10.10%	n/a	DRS Contract	Added role of Housing Development and Regeneration Manager	Increased in line with inflation 10.1%
Re	SPR 3 Strategic Planning & Regen	Strategic Planning & Regen	Director of Place Assistant Director (Day Rates) Commissioning Director	Projects 60 days +	£875.72	£964.17	£88.45	10.10%	n/a	DRS Contract	Added role of Housing Development and Regeneration Manager	Increased in line with inflation 10.1%
Re	SPR 4 Strategic Planning & Regen	Strategic Planning & Regen	Director of Place Assistant Director (Hourly Rates) Commissioning Director	0 - 20 Days	£138.92	£152.96	£14.03	10.10%	n/a	DRS Contract	Added role of Housing Development and Regeneration Manager	Increased in line with inflation 10.1%
Re	SPR 5 Strategic Planning & Regen	Strategic Planning & Regen	Director of Place Assistant Director (Hourly Rates) Commissioning Director	Projects 21 - 60 Days	£128.41	£141.38	£12.97	10.10%	n/a	DRS Contract	Added role of Housing Development and Regeneration Manager	Increased in line with inflation 10.1%
Re	SPR 6 Strategic Planning & Regen	Strategic Planning & Regen	Director of Place Assistant Director (Hourly Rates) Commissioning Director	Projects 60 days +	£121.63	£133.91	£12.28	10.10%	n/a	DRS Contract	Added role of Housing Development and Regeneration Manager	Increased in line with inflation 10.1%
Re	SPR 7 Strategic Planning & Regen	Strategic Planning & Regen	Head of Regeneration / Head of Service / Regeneration Transport Manager / Programme Director / Senior Commercial Manager (Day Rates)	0 - 20 Days	£779.30	£858.01	£78.71	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%
Re	SPR 8 Strategic Planning & Regen	Strategic Planning & Regen	Head of Regeneration / Head of Service / Regeneration Transport Manager / Programme Director / Senior Commercial Manager (Day Rates)	Projects 21 - 60 Days	£721.18	£794.02	£72.84	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%
Re	SPR 9 Strategic Planning & Regen	Strategic Planning & Regen	Head of Regeneration / Head of Service / Regeneration Transport Manager / Programme Director / Senior Commercial Manager (Day Rates)	Projects 60 days +	£681.55	£750.39	£68.84	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%
Re	SPR 10 Strategic Planning & Regen	Strategic Planning & Regen	Head of Regeneration / Head of Service / Regeneration Transport Manager / Programme Director / Senior Commercial Manager (Hourly Rates)	0 - 20 Days	£108.24	£119.17	£10.93	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%
Re	SPR 11 Strategic Planning & Regen	Strategic Planning & Regen	Head of Regeneration / Head of Service / Regeneration Transport Manager / Programme Director / Senior Commercial Manager (Hourly Rates)	Projects 21 - 60 Days	£100.16	£110.28	£10.12	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%
Re	SPR 12 Strategic Planning & Regen	Strategic Planning & Regen	Head of Regeneration / Head of Service / Regeneration Transport Manager / Programme Director / Senior Commercial Manager (Hourly Rates)	Projects 60 days +	£94.66	£104.22	£9.56	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%
Re	SPR 13 Strategic Planning & Regen	Strategic Planning & Regen	Housing Development Partnership Manager / Planning Policy Manager / Urban Design and Heritage Manager / Skills and Enterprise Manager / Infrastructure Planning and Delivery Manager / Major Developments Team Manager / Programme Manager / Regeneration Manager / Senior Regeneration Manager / Property Support (Day Rates)	0 - 20 Days	£647.21	£712.58	£65.37	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%
Re	SPR 14 Strategic Planning & Regen	Strategic Planning & Regen	Housing Development Partnership Manager / Planning Policy Manager / Urban Design and Heritage Manager / Skills and Enterprise Manager / Infrastructure Planning and Delivery Manager / Major Developments Team Manager / Programme Manager / Regeneration Manager / Senior Regeneration Manager / Property Support (Day Rates)	Projects 21 - 60 Days	£598.34	£658.77	£60.43	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%
Re	SPR 15 Strategic Planning & Regen	Strategic Planning & Regen	Housing Development Partnership Manager / Planning Policy Manager / Urban Design and Heritage Manager / Skills and Enterprise Manager / Infrastructure Planning and Delivery Manager / Major Developments Team Manager / Programme Manager / Regeneration Manager / Senior Regeneration Manager / Property Support (Day Rates)	Projects 60 days +	£566.64	£623.87	£57.23	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%
Re	SPR 16 Strategic Planning & Regen	Strategic Planning & Regen	Housing Development Partnership Manager / Planning Policy Manager / Urban Design and Heritage Manager / Skills and Enterprise Manager	0 - 20 Days	£89.88	£98.96	£9.08	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%

			/ Infrastructure Planning and Delivery Manager / Major Developments Team Manager / Programme Manager / Regeneration Manager / Senior Regeneration Manager / Property Support (Hourly Rate)										
Re	SPR 17 Strategic Planning & Regen	Strategic Planning & Regen	Housing Development Partnership Manager / Planning Policy Manager / Urban Design and Heritage Manager / Skills and Enterprise Manager / Infrastructure Planning and Delivery Manager / Major Developments Team Manager / Programme Manager / Regeneration Manager / Senior Regeneration Manager / Property Support (Hourly Rate)	Projects 21 - 60 Days	£83.10	£91.49	£8.39	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%	
Re	SPR 18 Strategic Planning & Regen	Strategic Planning & Regen	Housing Development Partnership Manager / Planning Policy Manager / Urban Design and Heritage Manager / Skills and Enterprise Manager / Infrastructure Planning and Delivery Manager / Major Developments Team Manager / Programme Manager / Regeneration Manager / Senior Regeneration Manager / Property Support (Hourly Rate)	Projects 60 days +	£78.70	£86.65	£7.95	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%	
Re	SPR 19 Strategic Planning & Regen	Strategic Planning & Regen	Senior Regeneration Officer / Colindale Project Manager / Housing Strategy Manager / Principal Planner (Planning Policy) / Commercial Manager / Principal Planner (MDT) (Day Rates)	0 - 20 Days	£548.90	£604.34	£55.44	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%	
Re	SPR 20 Strategic Planning & Regen	Strategic Planning & Regen	Senior Regeneration Officer / Colindale Project Manager / Housing Strategy Manager / Principal Planner (Planning Policy) / Commercial Manager / Principal Planner (MDT) (Day Rates)	Projects 21 - 60 Days	£507.21	£558.43	£51.23	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%	
Re	SPR 21 Strategic Planning & Regen	Strategic Planning & Regen	Senior Regeneration Officer / Colindale Project Manager / Housing Strategy Manager / Principal Planner (Planning Policy) / Commercial Manager / Principal Planner (MDT) (Day Rates)	Projects 60 days +	£480.78	£529.34	£48.56	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%	
Re	SPR 22 Strategic Planning & Regen	Strategic Planning & Regen	Senior Regeneration Officer / Colindale Project Manager / Housing Strategy Manager / Principal Planner (Planning Policy) / Commercial Manager / Principal Planner (MDT) (Hourly Rates)	0 - 20 Days	£76.23	£83.93	£7.70	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%	
Re	SPR 23 Strategic Planning & Regen	Strategic Planning & Regen	Senior Regeneration Officer / Colindale Project Manager / Housing Strategy Manager / Principal Planner (Planning Policy) / Commercial Manager / Principal Planner (MDT) (Hourly Rates)	Projects 21 - 60 Days	£70.44	£77.56	£7.11	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%	
Re	SPR 24 Strategic Planning & Regen	Strategic Planning & Regen	Senior Regeneration Officer / Colindale Project Manager / Housing Strategy Manager / Principal Planner (Planning Policy) / Commercial Manager / Principal Planner (MDT) (Hourly Rates)	Projects 60 days +	£66.77	£73.51	£6.74	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%	
Re	SPR 25 Strategic Planning & Regen	Strategic Planning & Regen	Regeneration Officer / Skills Development Programme Officer / Senior Planning (Planning Policy) / Senior Planner (MDT) / Senior Planning (Urban Design & Heritage) (Day Rates)	0 - 20 Days	£450.27	£495.75	£45.48	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%	
Re	SPR 26 Strategic Planning & Regen	Strategic Planning & Regen	Regeneration Officer / Skills Development Programme Officer / Senior Planning (Planning Policy) / Senior Planner (MDT) / Senior Planning (Urban Design & Heritage) (Day Rates)	Projects 21 - 60 Days	£416.07	£458.09	£42.02	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%	
Re	SPR 27 Strategic Planning & Regen	Strategic Planning & Regen	Regeneration Officer / Skills Development Programme Officer / Senior Planning (Planning Policy) / Senior Planner (MDT) / Senior Planning (Urban Design & Heritage) (Day Rates)	Projects 60 days +	£393.61	£433.36	£39.75	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%	
Re	SPR 28 Strategic Planning & Regen	Strategic Planning & Regen	Regeneration Officer / Skills Development Programme Officer / Senior Planning (Planning Policy) / Senior Planner (MDT) / Senior Planning (Urban Design & Heritage) (Hourly Rates)	0 - 20 Days	£62.54	£68.85	£6.32	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%	
Re	SPR 29 Strategic Planning & Regen	Strategic Planning & Regen	Regeneration Officer / Skills Development Programme Officer / Senior Planning (Planning Policy) / Senior Planner (MDT) / Senior Planning (Urban Design & Heritage) (Hourly Rates)	Projects 21 - 60 Days	£57.78	£63.62	£5.84	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%	
Re	SPR 30 Strategic Planning & Regen	Strategic Planning & Regen	Regeneration Officer / Skills Development Programme Officer / Senior Planning (Planning Policy) / Senior Planner (MDT) / Senior Planning (Urban Design & Heritage) (Hourly Rates)	Projects 60 days +	£54.66	£60.18	£5.52	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%	
Re	SPR 31 Strategic Planning & Regen	Strategic Planning & Regen	Business Liaison Officer / Town Centre Projects Officer / Management Accountant / Planning Officer (Planning Policy) / Planning Obligations Officer / Planning Officer (Urban Design & Heritage) (Day Rates)	0 - 20 Days	£432.67	£476.37	£43.70	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%	
Re	SPR 32 Strategic Planning & Regen	Strategic Planning & Regen	Business Liaison Officer / Town Centre Projects Officer / Management Accountant / Planning Officer (Planning Policy) / Planning Obligations Officer / Planning Officer (Urban Design & Heritage) (Day Rates)	Projects 21 - 60 Days	£400.22	£440.64	£40.42	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%	
Re	SPR 33 Strategic Planning & Regen	Strategic Planning & Regen	Business Liaison Officer / Town Centre Projects Officer / Management Accountant / Planning Officer (Planning Policy) / Planning Obligations Officer / Planning Officer (Urban Design & Heritage) (Day Rates)	Projects 60 days +	£379.07	£417.36	£38.29	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%	
Re	SPR 34 Strategic Planning & Regen	Strategic Planning & Regen	Business Liaison Officer / Town Centre Projects Officer / Management Accountant / Planning Officer (Planning Policy) / Planning Obligations	0 - 20 Days	£60.09	£66.16	£6.07	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%	

			Officer / Planning Officer (Urban Design & Heritage) (Hourly Rates)									
Re	SPR 35 Strategic Planning & Regen	Strategic Planning & Regen	Business Liaison Officer / Town Centre Projects Officer / Management Accountant / Planning Officer (Planning Policy) / Planning Obligations Officer / Planning Officer (Urban Design & Heritage) (Hourly Rates)	Projects 21 - 60 Days	£55.58	£61.19	£5.61	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%
Re	SPR 36 Strategic Planning & Regen	Strategic Planning & Regen	Business Liaison Officer / Town Centre Projects Officer / Management Accountant / Planning Officer (Planning Policy) / Planning Obligations Officer / Planning Officer (Urban Design & Heritage) (Hourly Rates)	Projects 60 days +	£52.64	£57.96	£5.32	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%
Re	SPR 37 Strategic Planning & Regen	Strategic Planning & Regen	Support Officer (Day Rates)	0 - 20 Days	£328.30	£361.46	£33.16	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%
Re	SPR 38 Strategic Planning & Regen	Strategic Planning & Regen	Support Officer (Day Rates)	Projects 21 - 60 Days	£303.80	£334.48	£30.68	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%
Re	SPR 39 Strategic Planning & Regen	Strategic Planning & Regen	Support Officer (Day Rates)	Projects 60 days +	£286.62	£315.57	£28.95	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%
Re	SPR 40 Strategic Planning & Regen	Strategic Planning & Regen	Support Officer (Hourly Rates)	0 - 20 Days	£45.59	£50.20	£4.60	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%
Re	SPR 41 Strategic Planning & Regen	Strategic Planning & Regen	Support Officer (Hourly Rates)	Projects 21 - 60 Days	£42.19	£46.45	£4.26	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%
Re	SPR 42 Strategic Planning & Regen	Strategic Planning & Regen	Support Officer (Hourly Rates)	Projects 60 days +	£39.81	£43.83	£4.02	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%
Re	SPR 43 Strategic Planning & Regen	Strategic Planning & Regen	Support (Day Rates)	0 - 20 Days	£231.42	£254.79	£23.37	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%
Re	SPR 44 Strategic Planning & Regen	Strategic Planning & Regen	Support (Day Rates)	Projects 21 - 60 Days	£213.98	£235.59	£21.61	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%
Re	SPR 45 Strategic Planning & Regen	Strategic Planning & Regen	Support (Day Rates)	Projects 60 days +	£202.09	£222.50	£20.41	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%
Re	SPR 46 Strategic Planning & Regen	Strategic Planning & Regen	Support (Hourly Rates)	0 - 20 Days	£32.14	£35.39	£3.25	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%
Re	SPR 47 Strategic Planning & Regen	Strategic Planning & Regen	Support (Hourly Rates)	Projects 21 - 60 Days	£29.71	£32.71	£3.00	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%
Re	SPR 48 Strategic Planning & Regen	Strategic Planning & Regen	Support (Hourly Rates)	Projects 60 days +	£28.06	£30.89	£2.83	10.10%	n/a	DRS Contract		Increased in line with inflation 10.1%

Fees and Charges 2023/24

Department: Re
Area: Private Sector Housing

Reference/ Area	Fee/Charge Title	Area	Description	Unit of Measure	Charges 2022/23	Charges 2023/24	Change from prior year (actual)	Change from prior year (%)	Statutory Basis for Charging (i.e. the legislation that permits you to charge for this service / product)	Basis of charging (Statutory prescribed, Statutory discretionary, statutory costs recovery or Discretionary)	Additional detail for new charges / above inflation
Re	EH 1 Completion of Works	Private Sector Housing	To carry out work(s) in default of a notice recipient	Per case	All costs to be recorded on an hourly rate up to £94.98 from non compliance visit and charged accordingly plus reasonable cost of works	All costs to be recorded on an hourly rate up to £104.57 from non compliance visit and charged accordingly plus reasonable cost of works	£9.59	10.10%	Local Government (Miscellaneous Provisions(Act 1982	Statutory cost recovery	Increased in line with inflation 10.1%
Re	EH 2 Completion of Works	Private Sector Housing	Empty Property Agency Service	Per case	Up to 15% of the cost of the building works, or up to 12.5% of the cost of the building works if the cost of the work is above £75k and up to 10% if the cost of the work is over £100k. Minimum fee £184.37	Up to 15% of the cost of the building works, or up to 12.5% of the cost of the building works if the cost of the work is above £75k and up to 10% if the cost of the work is over £100k. Minimum fee £202.99	£18.62	10.10%	Local Government Act 2003 Localism Act 2011	Discretionary	Increased in line with inflation 10.1%
Re	EH 3 Completion of Works	Private Sector Housing	Voluntary Works In Default Service	Per case	Up to 15% of the cost of the building works, or up to 12.5% of the cost of the building works if the cost of the work is above £75k and up to 10% if the cost of the work is over £100k. Minimum fee £184.37	Up to 15% of the cost of the building works, or up to 12.5% of the cost of the building works if the cost of the work is above £75k and up to 10% if the cost of the work is over £100k. Minimum fee £202.99	£18.62	10.10%	Local Government Act 2003 Localism Act 2011	Discretionary	Increased in line with inflation 10.1%
Re	EH 4 Home Improvement Agency Environmental Health	Private Sector Housing	Enquiry including historical data multiple addresses	Each		On enquiry	£0.00	0.00%	Regulation 8, Environmental Information Regulations 2004	Statutory Discretionary	Increased in line with inflation 10.1%
Re	EH 5 Housing Reports	Private Sector Housing	Inspection of house in multiple occupation and provision of inspection report e.g. HHSRS inspection to meet visa requirements or on a consultancy basis	Each	£333.96 plus hourly rate of up to £94.98 for revisits and/or additional advice	£367.69 plus hourly rate of up to £104.57 for revisits and/or additional advice	£33.73 £9.59	10.10%	Local Government Act 2003 Localism Act 2011	Discretionary	Increased in line with inflation 10.1%
Re	EH 6 Housing Reports	Private Sector Housing	Housing Consultation fee	Each	£108.51 (additional fees charged over two hours at up to £94.98/hour)	£119.47 (additional fees charged over two hours at up to £104.57/hour)	£10.96 £9.59	10.10%	Local Government Act 2003 Localism Act 2011	Discretionary	Increased in line with inflation 10.1%
Re	EH 7 Housing Reports	Private Sector Housing	Rent Repayment Order Support Service	Each	£108.51 (additional fees charged over two hours at up to £94.98/hour)	£119.47 (additional fees charged over two hours at up to £104.57/hour)	£10.96 £9.59	10.10%	Local Government Act 2003 Localism Act 2011	Discretionary	Increased in line with inflation 10.1%
Re	EH 8 Housing Reports	Private Sector Housing	Inspection of single occupied dwelling and provision of inspection report e.g. HHSRS	Each	£266.54 plus hourly rate of up to £94.98 for revisits and/or additional advice	£293.46 plus hourly rate of up to £104.57 for revisits and/or additional advice	£26.92 £9.59	10.10%	Local Government Act	Discretionary	Increased in line with inflation 10.1%

			inspection to meet visa requirements or on a consultancy basis							2003 Localism Act 2011		
Re	EH 9 Housing Reports	Private Sector Housing	HMO Set Up Advice Service	Each	£487.78 plus hourly rate of up to £94.98 for revisits and/or additional advice	£537.05 plus hourly rate of up to £104.57 for revisits and/or additional advice	£49.27 £9.59	10.10%	Local Government Act 2003 Localism Act 2011	Discretionary	Increased in line with inflation 10.1%	
Re	EH 10 Housing Reports	Private Sector Housing	Fire risk assessment for standard HMO	Each	£650.02 for a standard HMO plus hourly rate of up to £94.98 for revisits and/or additional advice	£715.67 for a standard HMO plus hourly rate of up to £104.57 for revisits and/or additional advice	£65.65 £9.59	10.10%	Local Government Act 2003 Localism Act 2011	Discretionary	Increased in line with inflation 10.1%	
Re	EH 11 Housing Act	Private Sector Housing	Waiver of fee for notices i.e. Improvement Notice, Suspended Improvement Order, Prohibition Order, Emergency Prohibition Order, Suspended Prohibition Order, Emergency Remedial Action excluding the cost of all /any works completed/certificates obtained.	Each	Fee waived if accreditation secured with the London Landlord Accreditation Scheme within 3 months of notice/order service and membership number forwarded to LBB.	Fee waived if accreditation secured with the London Landlord Accreditation Scheme within 3 months of notice/order service and membership number forwarded to LBB.	NA	NA	section 49 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%	
Re	EH 12 Housing Act	Private Sector Housing	Service of an Improvement Notice	Each	£538 for standard construction plus additional costs per hour incurred in relation to tower blocks. Hourly rate up to £94/hour.	£592.34 for standard construction plus additional costs per hour incurred in relation to tower blocks. Hourly rate up to £103.49/hour.	£54.34 £9.49	10.10%	section 49 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%	
Re	EH 13 Housing Act	Private Sector Housing	Service of a Suspended Improvement Notice	Each	£538 for standard construction plus additional costs per hour incurred in relation to tower blocks. Hourly rate up to £94/hour.	£592.34 for standard construction plus additional costs per hour incurred in relation to tower blocks. Hourly rate up to £103.49/hour.	£54.34 £9.49	10.10%	section 49 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%	
Re	EH 14 Housing Act	Private Sector Housing	Service of a Prohibition Order	Each	£467 for standard construction plus additional costs per hour incurred in relation to tower blocks. Hourly rate up to £94/hour.	£514.17 for standard construction plus additional costs per hour incurred in relation to tower blocks. Hourly rate up to £103.49/hour.	£47.17 £9.49	10.10%	section 49 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%	
Re	EH 15 Housing Act	Private Sector Housing	Service of a Suspended Prohibition Order	Each	£459 for standard construction plus additional costs per hour incurred in relation to tower blocks. Hourly rate up to £94/hour.	£505.36 for standard construction plus additional costs per hour incurred in relation to tower blocks. Hourly rate up to £103.49/hour.	£46.36 £9.49	10.10%	section 49 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%	
Re	EH 16 Housing Act	Private Sector Housing	Service of an Emergency Prohibition Order	Each	£459 for standard construction plus additional costs per hour incurred in relation to tower blocks. Hourly rate up to £94/hour.	£505.36 for standard construction plus additional costs per hour incurred in relation to tower blocks. Hourly rate up to £103.49/hour.	£46.36 £9.49	10.10%	section 49 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%	
Re	EH 17 Housing Act	Private Sector Housing	Service of a Demolition Order	Each	Cost of administration up to hourly rate of £94.98 plus reasonable cost of works	Cost of administration up to hourly rate of £104.57 plus reasonable cost of works	£9.59	10.10%	section 49 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%	
Re	EH 18 Housing Act	Private Sector Housing	Taking Emergency Remedial Action	Each	£461 plus the reasonable cost of work	£506.63 plus the reasonable cost of work	£45.63	10.10%	section 49 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%	
Re	EH 19 Housing Act	Private Sector Housing	Add on fee to notice/order cost if electrical certificate is obtained	Each	Actual cost plus administration costs up to £54.88/hour.	Actual fee plus administration costs of up to £60.42/hour	£5.54	10.10%	section 49 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%	
Re	EH 20 Housing Act	Private Sector Housing	Add on fee to notice/order cost if a gas certificate is obtained	Each	Actual cost plus administration costs up to £54.88/hour.	Actual fee plus administration costs of up to £60.42/hour	£5.54	10.10%	section 49 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%	
Re	EH 21 Housing Act	Private Sector Housing	Add on fee to notice/order cost if legal advice is obtained e.g. to interpret leasehold/freehold responsibilities	Each	Actual cost plus administration costs up to £54.88/hour.	Actual fee plus administration costs of up to £60.42/hour	£5.54	10.10%	section 49 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%	
Re	EH 22 Housing Act	Private Sector Housing	Add on fee to notice/order cost if a structural engineers report is obtained	Each	Actual cost plus administration costs up to £54.88/hour.	Actual fee plus administration costs of up to £60.42/hour	£5.54	10.10%	section 49 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%	
Re	EH 22b Housing Act	Private Sector Housing	Add on fee to notice/order cost if a fire engineers report or similar is required in relation to enforcement	Each	Actual fee plus administration costs of up to £54/hour	Actual fee plus administration costs of up to £60.34/hour	£5.46	10.10%	section 49 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%	
Re	EH 23 Housing Act	Private Sector Housing	Copying grant files and postage	Each	£10.13	£11.15	£1.02	10.10%	section 49 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%	
Re	EH 24 Housing Act	Private Sector Housing	Review of Suspended Prohibition Order	Each	£347.66	£382.78	£35.11	10.10%	section 49 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%	
Re	EH 25 Housing Act	Private Sector Housing	Review of Suspended Improvement Notice	Each	£342.40	£376.98	£34.58	10.10%	section 49 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%	
Re	EH 26 Housing Act	Private Sector Housing	Hazard Awareness Notice	Each	£316.06	£347.98	£31.92	10.10%	section 49 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%	
Re	EH 27 Housing Act	Private Sector Housing	Copying enforcement files and postage	Each	11 pence per sheet plus postage costs.	11 pence per sheet plus postage costs.	£0.00	0.00%	section 49 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%	
Re	EH 28 Mandatory HMO Licensing	Private Sector Housing	New Licence fee up to 5 units of accommodation (paper application) for 5 years	Per HMO (F1+F2)	£1,404.02	£1,546	£141.81	10.10%	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%	
				Fee 1	£648.32	£714	£65.48	10.10%			Increased in line with inflation 10.1%	
				Fee 2	£755.70	£832	£76.33	10.10%			Increased in line with inflation 10.1%	
Re	EH 29 Mandatory HMO Licensing	Private Sector Housing	Assisted New Licence fee up to 5 units of accommodation (paper application) for 5 years	Per HMO (F1+F2)	£1,496.20	£1,647	£151.12	10.10%	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%	
				Fee 1	£756.71	£833	£76.43	10.10%			Increased in line with inflation 10.1%	

				Fee 2	£739.49	£814	£74.69	10.10%			Increased in line with inflation 10.1%
Re	EH 30 Mandatory HMO Licensing	Private Sector Housing	New Licence fee up to 5 units of accommodation (on-line application - when available) for 5 years	Per HMO (F1+F2)	£1,263.21	£1,391	£127.58	10.10%	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%
				Fee 1	£583.49	£642	£58.93	10.10%			Increased in line with inflation 10.1%
				Fee 2	£679.72	£748	£68.65	10.10%			Increased in line with inflation 10.1%
Re	EH 31 Mandatory HMO Licensing	Private Sector Housing	Assisted New Licence fee up to 5 units of accommodation (online application- when available) for 5 years	Per HMO (F1+F2)	£1,347.29	£1,483	£136.08	10.10%	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%
				Fee 1	£683.78	£753	£69.06	10.10%			Increased in line with inflation 10.1%
				Fee 2	£663.52	£731	£67.02	10.10%			Increased in line with inflation 10.1%
Re	EH 32 Mandatory HMO Licensing	Private Sector Housing	New HMO Licensing Fee for a 1 year licence (paper application)	Per HMO (F1+F2)	£844.84	£930	£85.33	10.10%	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%
				Fee 1	£633.13	£697	£63.95	10.10%			Increased in line with inflation 10.1%
				Fee 2	£211.72	£233	£21.38	10.10%			Increased in line with inflation 10.1%
Re	EH 33 Mandatory HMO Licensing	Private Sector Housing	New HMO Licensing Assisted fee for a 1 year licence (paper application)	Per HMO (F1+F2)	£981.60	£1,081	£99.14	10.10%	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%
				Fee 1	£769.88	£848	£77.76	10.10%			Increased in line with inflation 10.1%
				Fee 2	£211.72	£233	£21.38	10.10%			Increased in line with inflation 10.1%
Re	EH 34 Mandatory HMO Licensing	Private Sector Housing	New HMO Licensing Fee for a 1 year licence (on line application)	Per HMO (F1+F2)	£782.04	£861	£78.99	10.10%	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%
				Fee 1	£570.32	£628	£57.60	10.10%			Increased in line with inflation 10.1%
				Fee 2	£211.72	£233	£21.38	10.10%			Increased in line with inflation 10.1%
Re	EH 35 Mandatory HMO Licensing	Private Sector Housing	New HMO Licensing Assisted fee for a 1 year licence (on line application)	Per HMO (F1+F2)	£901.57	£993	£91.06	10.10%	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%
				Fee 1	£689.85	£760	£69.67	10.10%			Increased in line with inflation 10.1%
				Fee 2	£211.72	£233	£21.38	10.10%			Increased in line with inflation 10.1%
Re	EH 36 Mandatory HMO Licensing	Private Sector Housing	Discount for accredited landlords	Per HMO	10% off fee 1	10% off fee 1	£0.00	0.00%	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%
Re	EH 37 Mandatory HMO Licensing	Private Sector Housing	Discount for registered charities	Per HMO	10% off fee 1	10% off fee 1	£0.00	0.00%	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%
Re	EH 38 Mandatory HMO Licensing	Private Sector Housing	Renewal fee up to 5 units of accommodation (paper application) for 5 years	Per HMO (F1+F2)	£1,235.86	£1,360.68	£124.82	10.10%	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%
				Fee 1	£480.16	£528.66	£48.50	10.10%			Increased in line with inflation 10.1%
				Fee 2	£755.70	£832.03	£76.33	10.10%			Increased in line with inflation 10.1%
Re	EH 39 Mandatory HMO Licensing	Private Sector Housing	Assisted Renewal fee up to 5 units of accommodation (paper application)for 5 years	Per HMO (F1+F2)	£1,282.46	£1,411.99	£129.53	10.10%	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%
				Fee 1	£526.76	£579.96	£53.20	10.10%			Increased in line with inflation 10.1%
				Fee 2	£755.70	£832.03	£76.33	10.10%			Increased in line with inflation 10.1%
Re	EH 40 Mandatory HMO Licensing	Private Sector Housing	Renewal fee up to 5 units of accommodation (on-line application, when introduced) for 5 years	Per HMO (F1+F2)	£1,112.27	£1,224.61	£112.34	10.10%	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%
				Fee 1	£432.55	£476.24	£43.69	10.10%			Increased in line with inflation 10.1%
				Fee 2	£679.72	£748.37	£68.65	10.10%			Increased in line with inflation 10.1%
Re	EH 41 Mandatory HMO Licensing	Private Sector Housing	Assisted Renewal fee up to 5 units of accommodation (on-line application, when introduced)for 5 years	Per HMO (F1+F2)	£1,154.82	£1,271.46	£116.64	10.10%	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%
				Fee 1	£473.07	£520.85	£47.78	10.10%			Increased in line with inflation 10.1%
				Fee 2	£681.75	£750.61	£68.86	10.10%			Increased in line with inflation 10.1%
Re	EH 42 Mandatory HMO Licensing	Private Sector Housing	Renewal fee up to 5 units of accommodation (paper application) for 1 year	Per HMO (F1+F2)	£812.43	£894.49	£82.06	10.10%	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%
				Fee 1	£481.18	£529.78	£48.60	10.10%			Increased in line with inflation 10.1%

				Fee 2	£331.25	£364.71	£33.46	10.10%			Increased in line with inflation 10.1%
Re	EH 43 Mandatory HMO Licensing	Private Sector Housing	Assisted Renewal fee up to 5 units of accommodation (paper application)for 1 year	Per HMO (F1+F2)	£861.05	£948.02	£86.97	10.10%	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%
				Fee 1	£526.76	£579.96	£53.20	10.10%			Increased in line with inflation 10.1%
				Fee 2	£334.29	£368.05	£33.76	10.10%			Increased in line with inflation 10.1%
Re	EH 44 Mandatory HMO Licensing	Private Sector Housing	HMO Licensing Renewal fee for a 1 year licence (on line application, when introduced)	Per HMO (F1+F2)	£645.28	£710.45	£65.17	10.10%	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%
				Fee 1	£433.56	£477.35	£43.79	10.10%			Increased in line with inflation 10.1%
				Fee 2	£211.72	£233.10	£21.38	10.10%			Increased in line with inflation 10.1%
Re	EH 45 Mandatory HMO Licensing	Private Sector Housing	HMO Licensing Assisted Renewal fee for a 1 year licence (on line application, when introduced)	Per HMO (F1+F2)	£684.79	£753.95	£69.16	10.10%	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%
				Fee 1	£473.07	£520.85	£47.78	10.10%			Increased in line with inflation 10.1%
				Fee 2	£211.72	£233.10	£21.38	10.10%			Increased in line with inflation 10.1%
Re	EH 46 Mandatory HMO Licensing	Private Sector Housing	Fee associated with an abortive visit	Per HMO	£81.65	£89.90	£8.25	10.10%	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%
Re	EH 47 Mandatory HMO Licensing	Private Sector Housing	Each extra unit of accommodation over 5 units (assuming a standard fee is for up to a 5 room HMO)	Per unit	£26.84	£29.56	£2.71	10.10%	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%
Re	EH 48 Mandatory HMO Licensing	Private Sector Housing	Licence holder changing nominated manager	Per request	£0.00	£0.00	£0.00	0.00%	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%
Re	EH 49 Mandatory HMO Licensing	Private Sector Housing	Change in Licence holder	Per request	new application fee as per EH28 - EH35, above	new application fee as per EH28 - EH35, above	NEW	NEW	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%
Re	EH 50 Mandatory HMO Licensing	Private Sector Housing	Recovery fee for dishonoured cheque	Each	£0.00	£0.00	NEW	NEW	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%
Re	EH 51 Mandatory HMO Licensing	Private Sector Housing	HMO Licensing pre inspection refund (to cover preliminary administration costs)	Each licence	Fee 2 will not be charged. and a refund will be considered if a property has not been inspected. £59.77 will be retained of Fee 1 to cover the Council's administrative costs.	Fee 2 will not be charged. and a refund will be considered if a property has not been inspected. £65.81 will be retained of Fee 1 to cover the Council's administrative costs.	£6.04	10.10%	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%
Re	EH 52 Mandatory HMO Licensing	Private Sector Housing	HMO Licensing post inspection, where no paperwork is drafted refund (to cover preliminary administration costs and inspecting officer costs)	Each licence	Fee 2 will not be charged. £285.67 will be retained of Fee 1 to cover the Council's administrative costs.	Fee 2 will not be charged. £314.52 will be retained of Fee 1 to cover the Council's administrative costs.	£28.85	10.10%	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%
Re	EH 53 Mandatory HMO Licensing	Private Sector Housing	HMO Licensing post inspection refund when the property is found not to be licensable (to cover preliminary administration costs and inspection)	Each licence	Fee 2 will not be charged. £172.21 will be retained of Fee 1 to cover the Council's administrative costs.	Fee 2 will not be charged. £189.61 will be retained of Fee 1 to cover the Council's administrative costs.	£17.40	10.10%	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%
Re	EH 54 Mandatory HMO Licensing	Private Sector Housing	Refund clarification for revocations	Each licence	Where an HMO licence is revoked there is no refund	Where an HMO licence is revoked there is no refund	£0.00	0.00%	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%
Re	EH 55 Mandatory HMO Licensing	Private Sector Housing	HMO Licensing additional fee for failure to pay 2nd HMO licensing fee within 48 hours of request	Each licence	£15.70 on top of Fee 2	£17.29 on top of Fee 2	£1.59	10.10%	section 63 Housing Act 2004	Statutory Discretionary	Increased in line with inflation 10.1%
Home Improvement Agency											
Re	EH 152 Home Improvement Agency	Care and Repair	Full Home Improvement Agency service	Each	Fees based on sliding percentage rate of cost of works (excluding extended warranties), with splits at: less than £10k - 20% less than £15k - 19% less than £20k - 17% less than £75k - 15% more than £75k - 12.5% Minimum fee £250 (ex VAT)	Fees based on sliding percentage rate of cost of works (excluding extended warranties), with splits at: less than £10k - 20% less than £15k - 19% less than £20k - 17% less than £75k - 15% more than £75k - 12.5% Minimum fee £275 (ex VAT)	increase of £25 to minimum fee	10.00%	The Housing Renewal Grants (Services and Charges) Order 1996	Statutory Discretionary	Increased in line with inflation 10.1%
Re	EH 153 Home Improvement Agency	Care and Repair	Assisted grant process	Each	Fees based on sliding percentage rate of cost of works (excluding extended warranties), with splits at: less than £10k - 15% less than £15k - 14% less than £20k - 12% more than £20k - 10% Minimum fee £250 (ex VAT)	Fees based on sliding percentage rate of cost of works (excluding extended warranties), with splits at: less than £10k - 20% less than £15k - 19% less than £20k - 17% less than £75k - 15% more than £75k - 12.5% Minimum fee £275 (ex VAT)	increase of £25 to minimum fee	10.00%	The Housing Renewal Grants (Services and Charges) Order 1996	Statutory Discretionary	Increased in line with inflation 10.1%

Fees and Charges 2022/23

Department: **Re**
 Area: **Land Charges**

Reference/ Area	Fee/Charge Title	Area	Description	Unit of Measure	Charges 2022/23	Charges 2023/24	Change from prior year (actual)	Change from prior year (%)	Basis of charging (Statutory prescribed, Statutory discretionary, statutory costs recovery or Discretionary)	Statutory Basis for Charging (i.e. the legislation that permits you to charge for this service / product)	Comments
Re	LC 1 Land Charges	Land Charges	Full Search	Each	£237.65	£261.65	£24.00	10.1%	1. Local Authorities (England)(Charges for Property Searches) Regulations 2008 2. Local Land Charges Rules 1977/985 3. s13A (1) Local Land Charges Act 1975	Statutory Discretionary and Prescribed	Increased in line with inflation 10.1%
Re	LC 2 Land Charges	Land Charges	Expedited 24 hr Full Search	Each	£285.18	£313.98	£28.80	10.1%	1. Local Authorities (England)(Charges for Property Searches) Regulations 2008 2. Local Land Charges Rules 1977/985 3. s13A (1) Local Land Charges Act 1975	Statutory Discretionary and Prescribed	Increased in line with inflation 10.1%
Re	LC 3 Land Charges	Land Charges	Certificate of Search (LLC1)	Each	£76.98	£84.75	£7.77	10.1%	Rule 14 and Schedule 3 item 6(b)(ii) Local Land Charges Rules 1977/985	Statutory Discretionary	Increased in line with inflation 10.1%
Re	LC 4 Land Charges	Land Charges	Additional Enquiries (each)	Each	£52.44	£57.73	£5.29	10.1%	s.5-8 Local Authorities (England)(Charges for Property Searches) Regulations 2008	Statutory Discretionary	Increased in line with inflation 10.1%
Re	LC 5 Land Charges	Land Charges	Extra Parcels of Land (each)	Each	£52.44	£57.73	£5.29	10.1%	Rule 14 and Schedule 3 item 6(b)(ii) Local Land Charges Rules 1977/985	Statutory Discretionary	Increased in line with inflation 10.1%
Re	LC 6 Land Charges	Land Charges	CON29 ONLY	Each	£160.16	£176.33	£16.17	10.1%	s.5-8 Local Authorities (England)(Charges for Property Searches) Regulations 2008	Statutory Discretionary	Increased in line with inflation 10.1%
Re	LC 7 Land Charges	Land Charges	Search refresh - within 93 days of original search	Each	£100.75	£110.92	£10.17	10.1%	1. Local Authorities (England)(Charges for Property Searches) Regulations 2008 2. Local Land Charges Rules 1977/985 3. s13A (1) Local Land Charges Act 1975	Statutory Discretionary and Prescribed	Increased in line with inflation 10.1%
Personal Searches											
One Parcel of Land (view only)											
Re	LC 12 Land Charges	Land Charges	One Parcel of Land (copy of documentation provided)		£29.45	£32.42	£2.97	10.1%	s.8 Environmental Information Regulations 2004	Statutory Discretionary	Increased in line with inflation 10.1%
Re	LC 13 Land Charges	Land Charges	Extra Parcels of Land (each)	Each	£1.60	£1.76	£0.16	10.0%	s.8 Environmental Information Regulations 2004	Statutory Discretionary	Increased in line with inflation 10.1%
Copy of Official Documentation											
Re	LC 14 Land Charges	Land Charges	Copies of Planning Decisions	Each	£32.81	£36.12	£3.31	10.1%	s.5-8 Local Authorities (England)(Charges for Property Searches) Regulations 2008 / s93 of the Local Government Act 2003 - cost recovery	Discretionary	Increased in line with inflation 10.1%
Re	LC 15 Land Charges	Land Charges	Copies of Enforcement Notices	Each	£32.81	£36.12	£3.31	10.1%	s.5-8 Local Authorities (England)(Charges for Property Searches) Regulations 2008 / s93 of the Local Government Act 2003 - cost recovery	Discretionary	Increased in line with inflation 10.1%
Re	LC 16 Land Charges	Land Charges	Tree Preservation Order Full Document	Each	£32.81	£36.12	£3.31	10.1%	s.5-8 Local Authorities (England)(Charges for Property Searches) Regulations 2008 / s93 of the Local Government Act 2003 - cost recovery	Discretionary	Increased in line with inflation 10.1%
Re	LC 17 Land Charges	Land Charges	Listed Buildings	Each	£47.53	£52.33	£4.80	10.1%	s.5-8 Local Authorities (England)(Charges for Property Searches) Regulations 2008 / s93 of the Local Government Act 2003 - cost recovery	Discretionary	Increased in line with inflation 10.1%
Re	LC 18 Land Charges	Land Charges	Light Obstruction Notices	Each	£43.91	£48.34	£4.43	10.1%	Local Land Charges Rules 1977/985, Rule 10 and Schedule 3 items 1-4	Statutory Discretionary	Increased in line with inflation 10.1%
Re	LC 19 Land Charges	Land Charges	Repair Notices	Each	£42.11	£46.36	£4.25	10.1%	Rule 14 and Schedule 3 item 8 Local Land Charges Rules 1977/985	Statutory Discretionary	Increased in line with inflation 10.1%
Re	LC 20 Land Charges	Land Charges	Improvement Grants	Each	£41.85	£46.07	£4.22	10.1%	Rule 14 and Schedule 3 item 8 Local Land Charges Rules 1977/986	Statutory Discretionary	Increased in line with inflation 10.1%
Re	LC 21 Land Charges	Land Charges	Covenants	Each	£41.85	£46.07	£4.22	10.1%	Rule 14 and Schedule 3 item 8 Local Land Charges Rules 1977/987	Statutory Discretionary	Increased in line with inflation 10.1%
Re	LC 22 Land Charges	Land Charges	Agreements	Each	£56.83	£62.56	£5.73	10.1%	Rule 14 and Schedule 3 item 8 Local Land Charges Rules 1977/988	Statutory Discretionary	Increased in line with inflation 10.1%
Re	LC 23 Land Charges	Land Charges	Article 4 Directions	Each	£36.16	£39.81	£3.65	10.1%	Rule 14 and Schedule 3 item 8 Local Land Charges Rules 1977/989	Statutory Discretionary	Increased in line with inflation 10.1%
Re	LC 24 Land Charges	Land Charges	Duplicate Searches	Each	£54.24	£59.71	£5.47	10.1%	s93 of the Local Government Act 2003	Discretionary	Increased in line with inflation 10.1%
CON29R Enquires of local authority (2007)											
Planning and Building Regulations											
1.1. Planning and building decisions and pending applications											
Which of the following relating to the property have been granted, issued or refused or (were applicable) are the subject of pending applications?											
Re	LC 25 Land Charges	Land Charges	(a) a planning permission *		£19.11	£21.04	£1.93	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 26 Land Charges	Land Charges	(b) a listed building consent *						S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 27 Land Charges	Land Charges	(c) a conservation area consent *						S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 28 Land Charges	Land Charges	(d) a certificate of lawfulness of existing use or development *						S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%

Re	LC 29 Land Charges	Land Charges	(e) a certificate of lawfulness of proposed use or development *						S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 30 Land Charges	Land Charges	(f) building regulations approval	£19.11	£21.04	£1.93	10.1%		S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 31 Land Charges	Land Charges	(g) a building regulation completion certification						S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 32 Land Charges	Land Charges	(h) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme						S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
1.2. Planning designations and proposals											
Re	LC 33 Land Charges	Land Charges	What designations of land use for the property or the area, and what specific proposals of the property, are contained in any existing or proposed development plan?	£12.92	£14.22	£1.30	10.1%		S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Roads											
2.1 Roadways, footways and footpaths											
Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:											
Re	LC 34 Land Charges	Land Charges	(a) highways maintainable at public expense *	£12.92	£14.22	£1.30	10.1%		S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 35 Land Charges	Land Charges	(b) subject to adoption and, supported by a bond and bond waver	£12.92	£14.22	£1.30	10.1%		S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 36 Land Charges	Land Charges	c) to be made up by a local authority who will reclaim the cost from the frontages	£12.92	£14.22	£1.30	10.1%		S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 37 Land Charges	Land Charges	(d) to be adopted by a local authority without reclaiming the cost from the frontages	£12.92	£14.22	£1.30	10.1%		S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 38 Land Charges	Land Charges	2.2 Is any public right of way which abuts on, or crosses the property, shown in a definitive map or revised definitive map?	£19.37	£21.32	£1.95	10.1%		S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 39 Land Charges	Land Charges	2.3 Are there any pending applications to record a public right of way which abuts or crosses the property, on the register?	£19.37	£21.32	£1.95	10.1%		S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 40 Land Charges	Land Charges	2.4 Are there any legal orders to stop up, or divert, alter or create a public right of way which abuts on, or crosses the property, not yet implemented or shown on a revised definitive map?	£19.37	£21.32	£1.95	10.1%		S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 41 Land Charges	Land Charges	2.5 If so, please attach a plan showing the approximate route.	£19.37	£21.32	£1.95	10.1%		S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Other Matters											
3.1 Land required for public purposes											
Re	LC 42 Land Charges	Land Charges	Is the property included in the land required for public purposes?	£12.92	£14.22	£1.30	10.1%		S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
3.2 Land to be acquired for road works											
Re	LC 43 Land Charges	Land Charges	Is the property included in land to be acquired for road works?	£12.92	£14.22	£1.30	10.1%		S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
3.3 Drainage agreements and consents											
Do either of the following exist in relation to the property?											
(a) an agreement to drain buildings in combination into an existing sewer by means of a private sewer **											
Barnet Council does not charge for this information											
(b) an agreement or consent for (i) a building, or (ii) extension to a building on the property, to be built over, or in the vicinity of a drain, sewer or disposal main? **											
Barnet Council does not charge for this information											
3.4 Nearby road schemes											
Is the property (or will it be) within 200 metres of any of the following?											
Re	LC 44 Land Charges	Land Charges	(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme	£19.63	£21.61	£1.98	10.1%		S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 45 Land Charges	Land Charges	(b) the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass flyover, footbridge, elevated road or duel carriageway	£12.92	£14.22	£1.30	10.1%		S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 46 Land Charges	Land Charges	c) the outer limits of construction works for a proposed alteration or improvement to an existing	£12.92	£14.22	£1.30	10.1%		S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%

			road involving (i) construction of a roundabout (other than a mini roundabout) or (ii) widening by construction of one additional traffic lanes									
Re	LC 47 Land Charges	Land Charges	(d) the outer limits of (i) construction of a new road to be built by a local authority (ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway (iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes.		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%	
Re	LC 48 Land Charges	Land Charges	(e) the centre line of the line proposed route of the new road under proposals published for public consultation		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Statutory - discretionary fee	Increased in line with inflation 10.1%	
Re	LC 49 Land Charges	Land Charges	(f) the outer limits of (i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway (ii) construction of a roundabout (other than a mini roundabout) (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%	
3.5. Nearby railway schemes												
Re	LC 50 Land Charges	Land Charges	Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tram, light railway or monorail?		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%	
3.6. Traffic schemes												
	Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths (named in box B) which abut the boundaries of the property?											
Re	LC 51 Land Charges	Land Charges	(a) permanent stopping up or diversion		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Statutory - discretionary fee	Increased in line with inflation 10.1%	
Re	LC 52 Land Charges	Land Charges	(b) waiting or loading restrictions		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%	
Re	LC 53 Land Charges	Land Charges	c) one way driving		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%	
Re	LC 54 Land Charges	Land Charges	(d) prohibition of driving		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%	
Re	LC 55 Land Charges	Land Charges	(e) pedestrianisation		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%	
Re	LC 56 Land Charges	Land Charges	(f) vehicle width or weight restriction		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%	
Re	LC 57 Land Charges	Land Charges	(g) traffic calming works including road humps		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%	
Re	LC 58 Land Charges	Land Charges	(h) residents parking controls		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%	
Re	LC 59 Land Charges	Land Charges	(i) minor road widening of improvement		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%	
Re	LC 60 Land Charges	Land Charges	(j) pedestrian crossings		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%	
Re	LC 61 Land Charges	Land Charges	(k) cycle tracks		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%	
Re	LC 62 Land Charges	Land Charges	(l) bridge building		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%	
3.7. Outstanding notices												
Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this form?												
Re	LC 63 Land Charges	Land Charges	(a) building works		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%	
Re	LC 64 Land Charges	Land Charges	(b) environment		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%	
Re	LC 65 Land Charges	Land Charges	c) health and safety		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%	
Re	LC 66 Land Charges	Land Charges	(d) housing		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%	
Re	LC 67 Land Charges	Land Charges	(e) highways		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%	
Re	LC 68 Land Charges	Land Charges	(f) public health		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%	
3.8. Contravention of building regulations												

Re	LC 69 Land Charges	Land Charges	Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations?	£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
3.9 Notices, orders, directions and proceedings under Planning Acts										
Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following?										
Re	LC 70 Land Charges	Land Charges	(a) an enforcement notice	£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 71 Land Charges	Land Charges	(b) a stop notice	£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 72 Land Charges	Land Charges	(c) a listed building enforcement notice	£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 73 Land Charges	Land Charges	(d) a breach of condition notice	£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 74 Land Charges	Land Charges	(e) a planning contravention notice	£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 75 Land Charges	Land Charges	(f) another notice relation to a breach of planning control	£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 76 Land Charges	Land Charges	(g) a listed building repairs notice	£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 77 Land Charges	Land Charges	(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation	£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 78 Land Charges	Land Charges	(i) a building preservation notice	£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 79 Land Charges	Land Charges	(j) a direction restricting permitted development	£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 80 Land Charges	Land Charges	(k) an order revoking or modifying planning permission	£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 81 Land Charges	Land Charges	(l) an order requiring discontinuance of use or alteration or removal of building works	£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 82 Land Charges	Land Charges	(m) a tree preservation order	£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 83 Land Charges	Land Charges	(n) proceedings to enforce a planning agreement or planning contribution	£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
3.10 Community Infrastructure Levy										
Re	LC 84 Land Charges	Land Charges	(a) Is there a CIL charging schedule?	£18.60	£20.47	£1.87	10.1%	s93 of the Local Government Act 2003	Discretionary	Increased in line with inflation 10.1%
Re	LC 85 Land Charges	Land Charges	Yes - There are two charging schedules (i) Mayor of London CIL Charging Schedule (ii) London Borough of Barnet CIL Charging Schedule							
Re	LC 86 Land Charges	Land Charges	(b) If, yes, do any of the following subsist in relation to the property, or has a Local Authority decided to issue, serve, make or commence any of the following?:	£18.60	£20.47	£1.87	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 87 Land Charges	Land Charges	(i) a liability notice?					S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 88 Land Charges	Land Charges	(ii) a notice of chargeable development?					S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 89 Land Charges	Land Charges	(iii) a demand notice?					S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 90 Land Charges	Land Charges	(iv) a default liability notice?					S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 91 Land Charges	Land Charges	(v) an assumption of liability notice?					S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 92 Land Charges	Land Charges	(vi) a commencement notice?					S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 93 Land Charges	Land Charges	(c) Has any demand notice been suspended?					S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 94 Land Charges	Land Charges	(d) Has the Local Authority received full or partial payment of any CIL liability?					S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 95 Land Charges	Land Charges	(e) Has the Local Authority received any appeal against any of the above?					S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 96 Land Charges	Land Charges	(f) Has a decision been taken to apply for a liability order?					S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 97 Land Charges	Land Charges	(g) Has a liability order been granted?					S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 98 Land Charges	Land Charges	(h) Have any other enforcement measures been taken?					S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
3.11 Conservation area										
Do the following apply in relation to the property?										

Re	LC 99 Land Charges	Land Charges	(a) the making of the area a conservation area before 31 August 1974		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 100 Land Charges	Land Charges	(b) an unimplemented resolution to designate the area a conservation area		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
3.12 Compulsory purchase											
Re	LC 101 Land Charges	Land Charges	Has any enforceable order or decision been made to compulsorily purchase or acquire the property?		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
3.13 Contaminated land											
Do any of the following apply (including any relating land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property)?											
Re	LC 102 Land Charges	Land Charges	(a) a contaminated land notice		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 103 Land Charges	Land Charges	(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 104 Land Charges	Land Charges	(i) a decision to make an entry						S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 105 Land Charges	Land Charges	(ii) an entry						S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 106 Land Charges	Land Charges	c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice		£12.92	£14.22	£1.30	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
3.14 Assets of Community Value											
Re	LC 107 Land Charges	Land Charges	(a) Has the property been nominated as an asset of community value?		£12.14	£13.36	£1.22	10.0%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 108 Land Charges	Land Charges	(i) Is it listed as an asset of community value?						S13A (1) Local Land Charges Act 1975		Increased in line with inflation 10.1%
Re	LC 109 Land Charges	Land Charges	(ii) Was it excluded and placed on the "nominated but not listed" list?						S13A (1) Local Land Charges Act 1975		Increased in line with inflation 10.1%
Re	LC 110 Land Charges	Land Charges	(iii) Has the listing expired?						S13A (1) Local Land Charges Act 1975		Increased in line with inflation 10.1%
Re	LC 111 Land Charges	Land Charges	(iv) Is the Local Authority reviewing or proposing to review the listing?						S13A (1) Local Land Charges Act 1975		Increased in line with inflation 10.1%
Re	LC 112 Land Charges	Land Charges	(v) Are there any subsisting appeals against the listing?						S13A (1) Local Land Charges Act 1975		Increased in line with inflation 10.1%
Re	LC 113 Land Charges	Land Charges	(b) If the property is listed		£12.14	£13.36	£1.22	10.0%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 114 Land Charges	Land Charges	(i) Has the Local Authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property?						S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 115 Land Charges	Land Charges	(ii) Has the Local Authority received a notice of disposal?						S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 116 Land Charges	Land Charges	(iii) Has a community interest group requested to be treated as a bidder?						S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
CON 290 Optional enquiries of the Local Authority (2007)											
Re	LC 117 Land Charges	Land Charges	4. Road proposals by private bodies		£26.09	£28.72	£2.63	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 118 Land Charges	Land Charges	5. Advertisements		£26.09	£28.72	£2.63	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 119 Land Charges	Land Charges	6. Completion notices		£26.09	£28.72	£2.63	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 120 Land Charges	Land Charges	7. Parks and Countryside		£26.09	£28.72	£2.63	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 121 Land Charges	Land Charges	8. Pipelines		£26.09	£28.72	£2.63	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 122 Land Charges	Land Charges	9. Houses in multiple occupation		£26.09	£28.72	£2.63	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 123 Land Charges	Land Charges	10. Noise abatement		£26.09	£28.72	£2.63	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 124 Land Charges	Land Charges	11. Urban development areas		£26.09	£28.72	£2.63	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 125 Land Charges	Land Charges	12. Enterprise zones, Local Development Orders & BIDS		£26.09	£28.72	£2.63	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 126 Land Charges	Land Charges	13. Inner urban improvement areas		£26.09	£28.72	£2.63	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 127 Land Charges	Land Charges	14. Simplified planning zones		£26.09	£28.72	£2.63	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 128 Land Charges	Land Charges	15. Land maintenance notices		£26.09	£28.72	£2.63	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 129 Land Charges	Land Charges	16. Mineral Consultation and Safeguarding Areas		£26.09	£28.72	£2.63	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%

Re	LC 130 Land Charges	Land Charges	17. Hazardous substance consents	£26.09	£28.72	£2.63	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 131 Land Charges	Land Charges	18. Environmental and pollution notices	£26.09	£28.72	£2.63	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 132 Land Charges	Land Charges	19. Food safety notices	£26.09	£28.72	£2.63	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 133 Land Charges	Land Charges	20. Hedgerow notices	£26.09	£28.72	£2.63	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 134 Land Charges	Land Charges	21. Flood Defence and Land Drainage Consents	£26.09	£28.72	£2.63	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%
Re	LC 135 Land Charges	Land Charges	22. Common land and town or village greens	£26.09	£28.72	£2.63	10.1%	S13A (1) Local Land Charges Act 1975	Discretionary	Increased in line with inflation 10.1%

Fees and Charges 2023/24

Department: **Estates** *Please note that these fees were previously charges by half or full day. This has been amended to reflect the lack of demand for this period. All charges are now hourly, with and average hourly rate for prior year identified for comparison purposes only.

Area: **Colindale Offices**

Reference/ Area	Fee/Charge Title	Area	Description	Unit of Measure	Charges 2022/23	2022/23 (hourly rate for comparison only)	Charges 2023/24	Change from prior year (actual)	Change from prior year (%)	Statutory Basis for Charging (i.e. the legislation that permits you to charge for this service / product)	Basis of charging (Statutory prescribed, Statutory discretionary, statutory costs recovery or Discretionary)	Comments
Whole Conference Room	Proposed rates (Full day – 13 hours)	Colindale Offices	Full day	13hrs (8am to 9pm)	£1,100.00	£84.62	£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Whole Conference Room	Proposed rates (Hourly)	Colindale Offices	Hourly (Commercial) (Mon-Fri)	Hourly	n/a	£84.62	£96.00	£11.38	13%	s93 Local Government Act 2003/Localism Act	Discretionary	Rates uplifted by inflation, benchmarking with neighbouring boroughs, and increased utilities and improved facilities.
Whole Conference Room	Proposed rates (Hourly)	Colindale Offices	Hourly (Commercial) (Weekends, Bank Holidays and Unsocialable hours)	Hourly	n/a	£84.62	£116.50	£31.88	38%	s93 Local Government Act 2003/Localism Act	Discretionary	As above, but uplifted further for Weekend hire. Not previously separated.
Large Section of Conference Room	Proposed rates (Full day – 13 hours)	Colindale Offices	Full day	13hrs (8am to 9pm)	£800.00	£61.54	£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Large Section of Conference Room	Proposed rates (Hourly)	Colindale Offices	Hourly (Commercial) (Mon-Fri)	Hourly	n/a	£61.54	£71.00	£9.46	15%	s93 Local Government Act 2003/Localism Act	Discretionary	Rates uplifted by inflation, benchmarking with neighbouring boroughs, and increased utilities and improved facilities.
Large Section of Conference Room	Proposed rates (Hourly)	Colindale Offices	Hourly (Commercial) (Weekends, Bank Holidays and Unsocialable hours)	Hourly	n/a	£61.54	£85.50	£23.96	39%	s93 Local Government Act 2003/Localism Act	Discretionary	As above, but uplifted further for Weekend hire. Not previously separated.
Small Section of Conference Room	Proposed rates (Full day – 13 hours)	Colindale Offices	Full day	13hrs (8am to 9pm)	£350.00	£26.92	£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Small Section of Conference Room	Proposed rates (Hourly)	Colindale Offices	Hourly (Commercial) (Mon-Fri)	Hourly	n/a	£26.92	£30.50	£3.58	13%	s93 Local Government Act 2003/Localism Act	Discretionary	Rates uplifted by inflation, benchmarking with neighbouring boroughs, and increased utilities and improved facilities.
Small Section of Conference Room	Proposed rates (Hourly)	Colindale Offices	Hourly (Commercial) (Weekends, Bank Holidays and Unsocialable hours)	Hourly	n/a	£26.92	£36.50	£9.58	36%	s93 Local Government Act 2003/Localism Act	Discretionary	As above, but uplifted further for Weekend hire. Not previously separated.
Meeting Room 1	Proposed rates (Full day – 13 hours)	Colindale Offices	Full day	13hrs (8am to 9pm)	£165.00	£12.69	£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Meeting Room 1	Proposed rates (Hourly)	Colindale Offices	Hourly (Commercial) (Mon-Fri)	Hourly	n/a	£12.69	£25.00	£12.31	97%	s93 Local Government Act 2003/Localism Act	Discretionary	Rates uplifted by inflation, benchmarking with neighbouring boroughs, and increased utilities and improved facilities.
Meeting Room 1	Proposed rates (Hourly)	Colindale Offices	Hourly (Commercial) (Weekends, Bank Holidays and Unsocialable hours)	Hourly	n/a	£12.69	£30.00	£17.31	136%	s93 Local Government Act 2003/Localism Act	Discretionary	As above, but uplifted further for Weekend hire. Not previously separated.
Meeting Room 2	Proposed rates (Full day – 13 hours)	Colindale Offices	Full day	13hrs (8am to 9pm)	£100.00	£7.69	£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Meeting Room 2	Proposed rates (Hourly)	Colindale Offices	Hourly (Commercial) (Mon-Fri)	Hourly	n/a	£7.69	£14.50	£6.81	89%	s93 Local Government Act 2003/Localism Act	Discretionary	Rates uplifted by inflation, benchmarking with neighbouring boroughs, and increased utilities and improved facilities.
Meeting Room 2	Proposed rates (Hourly)	Colindale Offices	Hourly (Commercial) (Weekends, Bank Holidays and Unsocialable hours)	Hourly	n/a	£7.69	£17.50	£9.81	128%	s93 Local Government Act 2003/Localism Act	Discretionary	As above, but uplifted further for Weekend hire. Not previously separated.
Meeting Room 3	Proposed rates (Full day – 13 hours)	Colindale Offices	Full day	13hrs (8am to 9pm)	£135.00	£10.38	£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Meeting Room 3	Proposed rates (Hourly)	Colindale Offices	Hourly (Commercial) (Mon-Fri)	Hourly	n/a	£10.38	£20.50	£10.12	97%	s93 Local Government Act 2003/Localism Act	Discretionary	Rates uplifted by inflation, benchmarking with neighbouring boroughs, and increased utilities and improved facilities.
Meeting Room 3	Proposed rates (Hourly)	Colindale Offices	Hourly (Commercial) (Weekends, Bank Holidays and Unsocialable hours)	Hourly	n/a	£10.38	£24.50	£14.12	136%	s93 Local Government Act 2003/Localism Act	Discretionary	As above, but uplifted further for Weekend hire. Not previously separated.
Entire Facility	Proposed rates (Full day – 13 hours)	Colindale Offices	Full day	13hrs (8am to 9pm)	£2,000.00	£153.85	£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Entire Facility	Proposed rates (Hourly)	Colindale Offices	Hourly (Commercial) (Mon-Fri)	Hourly	n/a	£153.85	£156.00	£2.15	1%	s93 Local Government Act 2003/Localism Act	Discretionary	Sum of individual rooms at new rate
Entire Facility	Proposed rates (Hourly)	Colindale Offices	Hourly (Commercial) (Weekends, Bank Holidays and Unsocialable hours)	Hourly	n/a	£153.85	£188.50	£34.65	23%	s93 Local Government Act 2003/Localism Act	Discretionary	Sum of individual rooms at new rate
Whole Conference Room	Proposed rates (Half day – 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day	6.5 hrs (8am to 9pm)	£550.00	£0.00	£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Large Section of Conference Room	Proposed rates (Half day – 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day	6.5 hrs (8am to 9pm)	£400.00	£0.00	£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Small Section of Conference Room	Proposed rates (Half day – 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day	6.5 hrs (8am to 9pm)	£175.00	£0.00	£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly

Meeting Room 1	Proposed rates (Half day – 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day	6.5 hrs (8am to 9pm)	£85.00		£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Meeting Room 2	Proposed rates (Half day – 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day	6.5 hrs (8am to 9pm)	£50.00		£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Meeting Room 3	Proposed rates (Half day – 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day	6.5 hrs (8am to 9pm)	£70.00		£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Entire Facility	Proposed rates (Half day – 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day	6.5 hrs (8am to 9pm)	£1,000.00		£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Whole Conference Room	Proposed rates (Full day – 13 hours)	Colindale Offices	Full Day Registered Charity	13hrs (8am to 9pm)	£220.00	£16.92	£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Whole Conference Room	Proposed rates (Hourly)	Colindale Offices	Hourly (Concessionary) (Mon-Fri)	Hourly	n/a	£16.92	£19.00	£2.08	12%	s93 Local Government Act 2003/Localism Act	Discretionary	Rates uplifted by inflation, benchmarking with neighbouring boroughs, and increased utilities and improved facilities.
Whole Conference Room	Proposed rates (Hourly)	Colindale Offices	Hourly (Concessionary) (Weekends, Bank Holidays and Unsocialable hours)	Hourly	n/a	£16.92	£23.50	£6.58	39%	s93 Local Government Act 2003/Localism Act	Discretionary	As above, but uplifted further for Weekend hire. Not previously separated.
Large Section of Conference Room	Proposed rates (Full day – 13 hours)	Colindale Offices	Full Day Registered Charity	13hrs (8am to 9pm)	£160.00	£12.31	£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Large Section of Conference Room	Proposed rates (Hourly)	Colindale Offices	Hourly (Concessionary) (Mon-Fri)	Hourly	n/a	£12.31	£14.00	£1.69	14%	s93 Local Government Act 2003/Localism Act	Discretionary	Rates uplifted by inflation, benchmarking with neighbouring boroughs, and increased utilities and improved facilities.
Large Section of Conference Room	Proposed rates (Hourly)	Colindale Offices	Hourly (Concessionary) (Weekends, Bank Holidays and Unsocialable hours)	Hourly	n/a	£12.31	£17.00	£4.69	38%	s93 Local Government Act 2003/Localism Act	Discretionary	As above, but uplifted further for Weekend hire. Not previously separated.
Small Section of Conference Room	Proposed rates (Full day – 13 hours)	Colindale Offices	Full Day Registered Charity	13hrs (8am to 9pm)	£70.00	£5.38	£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Small Section of Conference Room	Proposed rates (Hourly)	Colindale Offices	Hourly (Concessionary) (Mon-Fri)	Hourly	n/a	£5.38	£6.00	£0.62	11%	s93 Local Government Act 2003/Localism Act	Discretionary	Rates uplifted by inflation, benchmarking with neighbouring boroughs, and increased utilities and improved facilities.
Small Section of Conference Room	Proposed rates (Hourly)	Colindale Offices	Hourly (Concessionary) (Weekends, Bank Holidays and Unsocialable hours)	Hourly	n/a	£5.38	£7.50	£2.12	39%	s93 Local Government Act 2003/Localism Act	Discretionary	As above, but uplifted further for Weekend hire. Not previously separated.
Meeting Room 1	Proposed rates (Full day – 13 hours)	Colindale Offices	Full Day Registered Charity	13hrs (8am to 9pm)	£33.00	£2.54	£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Meeting Room 1	Proposed rates (Hourly)	Colindale Offices	Hourly (Concessionary) (Mon-Fri)	Hourly	n/a	£2.54	£5.00	£2.46	97%	s93 Local Government Act 2003/Localism Act	Discretionary	Rates uplifted by inflation, benchmarking with neighbouring boroughs, and increased utilities and improved facilities.
Meeting Room 1	Proposed rates (Hourly)	Colindale Offices	Hourly (Concessionary) (Weekends, Bank Holidays and Unsocialable hours)	Hourly	n/a	£2.54	£6.00	£3.46	136%	s93 Local Government Act 2003/Localism Act	Discretionary	As above, but uplifted further for Weekend hire. Not previously separated.
Meeting Room 2	Proposed rates (Full day – 13 hours)	Colindale Offices	Full Day Registered Charity	13hrs (8am to 9pm)	£20.00	£1.54	£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Meeting Room 2	Proposed rates (Hourly)	Colindale Offices	Hourly (Concessionary) (Mon-Fri)	Hourly	n/a	£1.54	£3.00	£1.46	95%	s93 Local Government Act 2003/Localism Act	Discretionary	Rates uplifted by inflation, benchmarking with neighbouring boroughs, and increased utilities and improved facilities.
Meeting Room 2	Proposed rates (Hourly)	Colindale Offices	Hourly (Concessionary) (Weekends, Bank Holidays and Unsocialable hours)	Hourly	n/a	£1.54	£3.50	£1.96	128%	s93 Local Government Act 2003/Localism Act	Discretionary	As above, but uplifted further for Weekend hire. Not previously separated.
Meeting Room 3	Proposed rates (Full day – 13 hours)	Colindale Offices	Full Day Registered Charity	13hrs (8am to 9pm)	£27.00	£2.08	£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Meeting Room 3	Proposed rates (Hourly)	Colindale Offices	Hourly (Concessionary) (Mon-Fri)	Hourly	n/a	£2.08	£4.00	£1.92	93%	s93 Local Government Act 2003/Localism Act	Discretionary	Rates uplifted by inflation, benchmarking with neighbouring boroughs, and increased utilities and improved facilities.
Meeting Room 3	Proposed rates (Hourly)	Colindale Offices	Hourly (Concessionary) (Weekends, Bank Holidays and Unsocialable hours)	Hourly	n/a	£2.08	£5.00	£2.92	141%	s93 Local Government Act 2003/Localism Act	Discretionary	As above, but uplifted further for Weekend hire. Not previously separated.
Entire Facility	Proposed rates (Full day – 13 hours)	Colindale Offices	Full Day Registered Charity	13hrs (8am to 9pm)	£400.00	£30.77	£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Entire Facility	Proposed rates (Hourly)	Colindale Offices	Hourly (Concessionary) (Mon-Fri)	Hourly	n/a	£30.77	£31.00	£0.23	1%	s93 Local Government Act 2003/Localism Act	Discretionary	Rates uplifted by inflation, benchmarking with neighbouring boroughs, and increased utilities and improved facilities.
Entire Facility	Proposed rates (Hourly)	Colindale Offices	Hourly (Concessionary) (Weekends, Bank Holidays and Unsocialable hours)	Hourly	n/a	£30.77	£38.00	£7.23	24%	s93 Local Government Act 2003/Localism Act	Discretionary	As above, but uplifted further for Weekend hire. Not previously separated.
Whole Conference Room	Proposed rates (Half day – 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day Registered Charity	6.5 hrs (8am to 9pm)	£140.00		£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Large Section of Conference Room	Proposed rates (Half day – 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day Registered Charity	6.5 hrs (8am to 9pm)	£80.00		£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Small Section of Conference Room	Proposed rates (Half day – 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day Registered Charity	6.5 hrs (8am to 9pm)	£35.00		£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Meeting Room 1	Proposed rates (Half day – 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day Registered Charity	6.5 hrs (8am to 9pm)	£17.00		£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Meeting Room 2	Proposed rates (Half day – 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day Registered Charity	6.5 hrs (8am to 9pm)	£10.00		£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Meeting Room 3	Proposed rates (Half day – 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day Registered Charity	6.5 hrs (8am to 9pm)	£14.00		£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Entire Facility	Proposed rates (Half day – 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day Registered Charity	6.5 hrs (8am to 9pm)	£200.00		£0.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly

Fees and Charges 2023/24

Department: Estates
Area: Hendon Town Hall Parties, Fairs and Events

Reference/ Area	Fee/Charge Title	Area	Description	Unit of Measure	Charges 2022/23	2022/23 (shown by hour)	Charges 2023/24	Change from prior year (actual)	Change from prior year (%)	Statutory Basis for Charging (i.e. the legislation that permits you to charge for this service / product)	Basis of charging (Statutory prescribed, Statutory discretionary, statutory costs)	Comments
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											recovery or Discretionary)	
Council Chamber	Proposed rates (Full day – 13 hours)	Hendon Town Hall	Mon-Fri full day	13hrs (8am to 9pm)	£945.00	£65.00	£945.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Council Chamber	Proposed rates (Full day – 13 hours)	Hendon Town Hall	Saturday full day	13hrs (8am to 9pm)	£945.00	£65.00	£945.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly. One rate for Weekend
Council Chamber	Proposed rates (Full day – 13 hours)	Hendon Town Hall	Sunday full day	13hrs (8am to 9pm)	£900.00	£69.23	£900.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Council Chamber	Proposed rates (hourly)	Hendon Town Hall	Hourly (Commercial) (Mon-Fri)	Hourly	n/a	£65.00	£82.00	£17.00	26%	s93 Local Government Act 2003/Localism Act	Discretionary	Rates uplifted by inflation, benchmarking with neighbouring boroughs, and increased utilities and improved facilities.
Council Chamber	Proposed rates (hourly)	Hendon Town Hall	Hourly (Commercial) (Weekends, Bank Holidays and Unsociable hours)	Hourly	n/a	£65.00	£95.00	£30.00	46%	s93 Local Government Act 2003/Localism Act	Discretionary	Rates uplifted by inflation, benchmarking with neighbouring boroughs, and increased utilities and improved facilities.
Council Chamber	Proposed rates (hourly)	Hendon Town Hall	Hourly (Concessionary) (Mon-Fri)	Hourly	n/a	n/a	£16.50	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	Concessionary Rates at HTH New in 23/24
Council Chamber	Proposed rates (hourly)	Hendon Town Hall	Hourly (Concessionary) (Weekends, Bank Holidays and Unsociable hours)	Hourly	n/a	n/a	£19.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	Concessionary Rates at HTH New in 23/24
Committee rooms 1,2,3.	Proposed rates (Full day – 13 hours)	Hendon Town Hall	Mon-Fri full day	13hrs (8am to 9pm)	£450.00	£34.62	£450.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Committee rooms 1,2,3.	Proposed rates (Full day – 13 hours)	Hendon Town Hall	Saturday full day	13hrs (8am to 9pm)	£690.00	£53.08	£690.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Committee rooms 1,2,3.	Proposed rates (Full day – 13 hours)	Hendon Town Hall	Sunday full day	13hrs (8am to 9pm)	£860.00	£66.15	£860.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Committee rooms 1,2	Proposed rates (hourly)	Hendon Town Hall	Hourly (Commercial) (Mon-Fri)	Hourly	n/a	£34.62	£43.50	£8.88	26%	s93 Local Government Act 2003/Localism Act	Discretionary	Rates uplifted by inflation, benchmarking with neighbouring boroughs, and increased utilities and improved facilities.
Committee rooms 1,2	Proposed rates (hourly)	Hendon Town Hall	Hourly (Commercial) (Weekends, Bank Holidays and Unsociable hours)	Hourly	n/a	£53.08	£58.20	£5.12	10%	s93 Local Government Act 2003/Localism Act	Discretionary	Rates uplifted by inflation, benchmarking with neighbouring boroughs, and increased utilities and improved facilities.
Committee rooms 1,2	Proposed rates (hourly)	Hendon Town Hall	Hourly (Concessionary) (Mon-Fri)	Hourly	n/a	n/a	£8.50	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	Concessionary Rates at HTH New in 23/24
Committee rooms 1,2	Proposed rates (hourly)	Hendon Town Hall	Hourly (Concessionary) (Weekends, Bank Holidays and Unsociable hours)	Hourly	n/a	n/a	£11.50	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	Concessionary Rates at HTH New in 23/24
Heritage rooms	Proposed rates (Full day – 13 hours)	Hendon Town Hall	Mon-Fri full day	13hrs (8am to 9pm)	£450.00	£34.62	£450.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	Previous Heritage Room now Wedding Suite. Hired for Registrars services
Heritage rooms	Proposed rates (Full day – 13 hours)	Hendon Town Hall	Saturday full day	13hrs (8am to 9pm)	£600.00	£46.15	£600.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	As above
Heritage rooms	Proposed rates (Full day – 13 hours)	Hendon Town Hall	Sunday full day	13hrs (8am to 9pm)	£750.00	£57.69	£750.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	As above
Heritage room	Proposed rates (hourly)	Hendon Town Hall	Hourly (Commercial) (Mon-Fri)	Hourly	n/a	£34.62	£43.50	£8.88	26%	s93 Local Government Act 2003/Localism Act	Discretionary	Former Committee Room 3 has been turned into the new Heritage Room
Heritage room	Proposed rates (hourly)	Hendon Town Hall	Hourly (Commercial) (Weekends, Bank Holidays and Unsociable hours)	Hourly	n/a	£46.15	£58.20	£12.05	26%	s93 Local Government Act 2003/Localism Act	Discretionary	Rates uplifted by inflation, benchmarking with neighbouring boroughs, and increased utilities and improved facilities.
Heritage room	Proposed rates (hourly)	Hendon Town Hall	Hourly (Concessionary) (Mon-Fri)	Hourly	n/a	n/a	£8.50	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	As above
Heritage room	Proposed rates (hourly)	Hendon Town Hall	Hourly (Concessionary) (Weekends, Bank Holidays and Unsociable hours)	Hourly	n/a	n/a	£11.50	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	As above
Plus Kitchen hire	Proposed rates (Full day – 13 hours)	Hendon Town Hall	Mon-Fri full day	13hrs (8am to 9pm)	£250.00	£19.23	£250.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Plus Kitchen hire	Proposed rates (Full day – 13 hours)	Hendon Town Hall	Saturday full day	13hrs (8am to 9pm)	£300.00	£23.08	£300.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Plus Kitchen hire	Proposed rates (Full day – 13 hours)	Hendon Town Hall	Sunday full day	13hrs (8am to 9pm)	£350.00	£26.92	£350.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Plus Kitchen hire	Proposed rates (hourly)	Hendon Town Hall	Hourly (Commercial) (Mon-Fri)	Hourly	n/a	£19.23	£21.00	£1.77	9%	s93 Local Government Act 2003/Localism Act	Discretionary	Rates uplifted by inflation, benchmarking with neighbouring boroughs, and increased utilities and improved facilities.
Plus Kitchen hire	Proposed rates (hourly)	Hendon Town Hall	Hourly (Commercial) (Weekends, Bank Holidays and Unsociable hours)	Hourly	n/a	£23.08	£27.50	£4.42	19%	s93 Local Government Act 2003/Localism Act	Discretionary	Rates uplifted by inflation, benchmarking with neighbouring boroughs, and increased utilities and improved facilities.
Plus Kitchen hire	Proposed rates (hourly)	Hendon Town Hall	Hourly (Concessionary) (Mon-Fri)	Hourly	n/a	n/a	£4.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	Concessionary Rates at HTH New in 23/24
Plus Kitchen hire	Proposed rates (hourly)	Hendon Town Hall	Hourly (Concessionary) (Weekends, Bank Holidays and Unsociable hours)	Hourly	n/a	n/a	£5.50	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	Concessionary Rates at HTH New in 23/24
Council Chamber	Proposed rates (Half day – 6.5 hours between 8am and 9pm)	Hendon Town Hall	Mon-Fri half day	6.5 hrs (8am to 9pm)	£360.00	£55.38	£360.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Council Chamber	Proposed rates (Half day – 6.5 hours between 8am and 9pm)	Hendon Town Hall	Saturday half day	6.5 hrs (8am to 9pm)	£420.00	£64.62	£420.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly

Council Chamber	Proposed rates (Half day – 6.5 hours between 8am and 9pm)	Hendon Town Hall	Sunday half day	6.5 hrs (8am to 9pm)	£450.00	£69.23	£450.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Committee rooms	Proposed rates (Half day – 6.5 hours between 8am and 9pm)	Hendon Town Hall	Mon-Fri half day	6.5 hrs (8am to 9pm)	£375.00	£57.69	£375.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Committee rooms	Proposed rates (Half day – 6.5 hours between 8am and 9pm)	Hendon Town Hall	Saturday half day	6.5 hrs (8am to 9pm)	£430.00	£66.15	£430.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Committee rooms	Proposed rates (Half day – 6.5 hours between 8am and 9pm)	Hendon Town Hall	Sunday half day	6.5 hrs (8am to 9pm)	£500.00	£76.92	£500.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Heritage rooms	Proposed rates (Half day – 6.5 hours between 8am and 9pm)	Hendon Town Hall	Mon-Fri half day	6.5 hrs (8am to 9pm)	£225.00	£34.62	£225.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Heritage rooms	Proposed rates (Half day – 6.5 hours between 8am and 9pm)	Hendon Town Hall	Saturday half day	6.5 hrs (8am to 9pm)	£300.00	£46.15	£300.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Heritage rooms	Proposed rates (Half day – 6.5 hours between 8am and 9pm)	Hendon Town Hall	Sunday half day	6.5 hrs (8am to 9pm)	£375.00	£57.69	£375.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Plus-Kitchen hire	Proposed rates (Half day – 6.5 hours between 8am and 9pm)	Hendon Town Hall	Mon-Fri half day	6.5 hrs (8am to 9pm)	£125.00	£19.23	£125.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Plus-Kitchen hire	Proposed rates (Half day – 6.5 hours between 8am and 9pm)	Hendon Town Hall	Saturday half day	6.5 hrs (8am to 9pm)	£150.00	£23.08	£150.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly
Plus-Kitchen hire	Proposed rates (Half day – 6.5 hours between 8am and 9pm)	Hendon Town Hall	Sunday half day	6.5 hrs (8am to 9pm)	£185.00	£28.46	£185.00	n/a	n/a	s93 Local Government Act 2003/Localism Act	Discretionary	No full or half-day hire. All rates now hourly

Statutory prescribed – legislation provides that the local authority charge for providing a service and either (a) the charge is prescribed (i.e. set eg. £100) or (b) the range is prescribed.

Statutory discretionary (or statutory costs recovery) - legislation provides that you may charge for providing a service but the amount of the charge is discretionary, within the remit of the legislation – the charge may be limited to cost recovery, reasonable cost or based on consideration of prescribed matters eg. consideration of rental value of land for allotments.

Discretionary – here the authority is not obliged to provide the service but if it does so then the charges must be based on costs recovery, based on the statutory power to charge in Local Government Act 2003/Localism Act 2011

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Housing & Growth Committee

5 September 2022

Title	Housing & Growth Forecast Financial Outturn at Month 4 (July 2022)
Report of	Deputy Chief Executive and Executive Director of Strategy & Resources (Section 151 Officer)
Wards	All
Status	Public with separate Exempt Report
Urgent	No
Key	No
Enclosures	None.
Officer Contact Details	Nick Stylianou, Head of Finance – Business Partnering Nicholas.stylianou@barnet.gov.uk Gary Hussein, Head of Finance – Major Projects Gary.hussein@barnet.gov.uk
Summary	
This report contains a summary of the Committee's revenue and capital forecast outturn for the financial year 2022/23 as at Month 4 (31 July 2022).	
Recommendations	
That the committee notes: 1. the current forecast financial outturn for 2022/23; 2. the projected use of reserves.	

1 Summary

1.0 This report sets out the forecast outturn position for the 2022/23 financial year as at 31st July 2022 for the services which fall within the Housing & Growth Committee.

- 1.1 At month 4, the forecast financial outturn is:
- Overall forecast underspend of £0.282m
 - Forecast net use of reserves of £0.247m;

2 Forecast Position at Month 4

Overview

1.0 As at month 4, the forecast outturn is a £0.282m underspend.

Table 1: Forecast Revenue Outturn at Month 4

Housing & Growth	2022-23 Budget	Month 4 (Forecast outturn before reserves)	Reserves applied	Month 4 Forecast outturn after reserves	Month 4 variance after reserves	Month 3 variance	In-Month change
	£m	£m	£m	£m	£m	£m	£m
CSG Managed Budget	4.240	4.240	-	4.240	-	-	-
Employment Skills & Ec Dev	0.637	0.637	-	0.637	-	-	-
Estates	1.454	1.454	-	1.454	-	-	-
Growth and Housing	0.737	0.837	(0.100)	0.737	-	-	-
Housing Strategy	5.343	6.097	(0.754)	5.343	-	-	-
Regeneration	-	-	-	-	-	-	-
Brent Cross Revenue	(2.013)	(2.902)	0.607	(2.295)	(0.282)	(0.297)	0.015
Transformation Programme - DCE	-	-	-	-	-	-	-
RE Guaranteed Income	(4.473)	(4.473)	-	(4.473)	-	-	-
Total Housing & Growth Committee	5.925	5.890	(0.247)	5.643	(0.282)	(0.297)	0.015

1.1 Table 2 provides a breakdown of the variances as at Month 4 and underlying budget position.

Table 2: Month 4 variance detailed commentary

Service Areas	Month 4 variance after reserves	Commentary
	£m	
CSG Managed Budget	-	Forecasted to budget. The nil variance is composed of significant variances, including £0.293m cost at Oakleigh Road depot (ORD) for new extra Parking and Transport services for the depot consolidation – highlighted at June Policy and Resources Committee. Offset by: £0.100m Expected savings in cyclical and planned repairs £0.135m Backdated rent for Biels Bros and Kosher Kitchen £0.025m Reduced rates based on actual costs to date £0.020m Saving on security costs
Employment Skills & Ec Dev	-	The current forecast is to budget and there are no significant variances, adverse or favourable" within these planned resources
Estates	-	The current forecast is to budget and there are no significant variances, adverse or favourable" within these planned resources
Growth and Housing	-	The current forecast is to budget and there are no significant variances, adverse or favourable" within these planned resources
Housing Strategy	-	Forecasted to budget. The nil variance is composed of: Temporary Accommodation payments and rental income, where households are supported through the council's prevention services and currently there is sufficient supply of alternative accommodation to meet demand (Open Door Homes (ODH) or other registered providers).

Service Areas	Month 4 variance after reserves	Commentary
	£m	
		There is a small pressure from resourcing additional prevention services this year £0.100m, offset by a favourable movement in grant income, including Public Health income to fund rough sleepers. The direct impact of the cost-of-living crisis on Temporary Accommodation will continue to be reviewed as the year progresses. As mentioned in the risks section in 2.10, delays in the ODH acquisitions capital programme, may mean a fall in available affordable homes for use as TA. The Barnet Group are currently looking at ways to mitigate this risk through other programmes and the additional prevention resources.
Regeneration	-	The current forecast is to budget and there are no significant variances, adverse or favourable" within these planned resources
Brent Cross Revenue	(0.282)	Favourable variance on BX Retail Park of £0.748m from improved lease renewals (two units) and one unit still operational for longer than initially modelled for the acquisition. Offset by: £0.173m Programme staff pressures for non-capitalisable staff costs and other programme support costs such as IT licenses and communications activity. £0.015m BX North expenditure deemed non-recoverable by the Property Development Agreement (PDA) and consequently funded by the Council. £0.131m BX Rental Income pressure due to the timing of lease end dates and handover of properties to the Council's Brent Cross Town development partners. £0.147m BX South expenditure deemed non-recoverable from the development partner.
Transformation Programme - DCE	-	The current forecast is to budget and there are no significant variances, adverse or favourable" within these planned resources
RE Guaranteed Income	-	The current forecast is to budget and there are no significant variances, adverse or favourable" within these planned resources
Total Housing & Growth Committee	(0.282)	

Application of Reserves

- 1.2 The council holds reserves to deal with future pressures where the value or the timing of the pressure is uncertain, or where the funding can only be spent on specific objectives (e.g. grant funding). Reserves are divided into 'earmarked' reserves, where the spending objective is known with some clarity, and 'general' reserves, intended to mitigate the impact of wholly unforeseeable costs. The levels of reserves are set out under Section 25 of the Local Government Act and prudent levels are determined by the CFO. Earmarked reserves are usually held by specific services, while general reserves are held corporately.
- 1.3 The use of reserves is not intended to replace savings or income generation opportunities as part of the MTFs. Reserves can only be used once and then they are gone. Any use of reserves to replace savings or income generation opportunities is a delaying action, storing up pressures into future years. This could be part of investing in transformational service delivery and is the ultimate last resort during budget setting when a gap cannot be bridged despite best efforts.
- 1.4 This report sets out anticipated use of or top-up of earmarked service reserves within this financial year. The table below provides further detail.

Table 3 Use of or top-up of reserves at Month 4

Service Areas	Forecast (drawdown) / top-up to reserves	Commentary
	£m	
Growth and Housing	(0.854)	£0.754m drawdown from Homelessness Reserves, to support prevention activities in the current year. Covid-19: £0.100m Additional staff needed to manage back log of HMO enforcements (visits restricted due to Covid)
Brent Cross Revenue	0.607	£0.607m Brent Cross Retail Park top-up to the Brent Cross Retail Park reserve in line with the financial model created at the point of the acquisition. The reserve assists with the council's future vacant possessions strategy
Total Housing & Growth Committee	(0.247)	

Savings

- 1.5 The committee's budget for 2022/23 includes planned savings of £0.961m. It is currently forecasted that all £0.961m of these savings will be achieved.
- 1.6 However, there is a risk of delivery to the £0.644m savings, relating to Temporary Accommodation cost avoidance.
- 1.7 At month 4, there is a forecast delay in the 500 *Housing Acquisitions Open Door* capital programme, due to the cost of borrowing increasing, and the need to review the cashflow model. The Barnet Group are working through potential mitigations and the conditions required to continue the programme. However, where the planned programme is partly re-profiled into next financial year, there will be fewer affordable homes available to meet homelessness demand in-year, and if not fully mitigated, there will be a pressure in 2022/23.

Table 4 Savings Delivery 2022/23

Savings Reference	Opportunity By Area	Description of saving	2022/23 Savings	Forecast Achievable	Unachievable	RAG Rating
			£m	£m	£m	
G&CS 22 sav 4	Housing Strategy	500 additional acquisitions of properties for use as affordable temporary accommodation by Open Door Homes supported by Loan from Council, as a cheaper alternative to existing temporary arrangements which utilise the private rented sector.	(0.664)	(0.664)	-	Amber
G&CS 22 sav 1	Housing Strategy	Buyback of properties through GLA Buyback grant, which the council will use for temporary accommodation.	(0.056)	(0.056)	-	Green
G&CS 22 inc 38	Estates	Additional income from the existing commercial portfolio, including new lettings and rent reviews	(0.050)	(0.050)	-	Green
G&CS 22 inc 39	Estates	Income received from renting floor space in Colindale Office	(0.075)	(0.075)	-	Green
G&CS 22 inc 40	Housing Strategy	Income received as dividends on completed affordable homes delivered by Opendoor Homes	(0.116)	(0.116)	-	Green
			(0.961)	(0.961)	-	

Risks and opportunities

- 1.8 In preparing the report for month 4, various overall (corporate) and service-specific risks have been identified. These are set out below.

1.9 Risks:

- Regular reviews of arrears in the Estates department may lead to subsequent write-offs of income related to prior years. This has been mitigated by a £0.392m increase in the Estates Bad Debt Provision at year end 2021/22, which was based on an extensive review of all debt.
- Potential additional pressures may arise from rising energy and utilities costs if the energy price cap increases rise in line with expectations.
- Across London, market forces are applying upwards pressure to the costs of TA making it more difficult to secure affordable, good quality housing:
- As the macro-economic environment is forecast to remain challenging for both businesses and personal households, there is a risk that TA demand may rise as more households are evicted due to inability to pay rents and mortgages.
- Risk that Temporary Accommodation cost avoidance savings will not be achieved. This is through delays in the Open Door Homes (ODH) acquisitions capital programme, decreasing the availability of affordable homes for use as TA.
- Brent Cross West risks related to current economic climate and availability and cost of materials.
- Brent Cross West forecast as shown in Section 5 of this report, is subject to the outcome of ongoing commercial conversations. More detail in the exempt report.

1.10 Opportunities:

- Lease extensions and rent reviews of council owned properties; billing of historic rental income related to existing council sites.
- The early termination of existing contracts that the council is leasing from external parties.
- Rates refunds at council libraries.
- Deeds scanning project which may be partly delayed until 2023/24.
- Brent Cross West pursuing parallel strands of activity with Government sponsors and our commercial partners to recover costs that have arisen by third parties and outside of LBB control, for example the week 35 cancellation reported to the committee previously, and cancellations earlier in the station programme.

3 Ringfenced funding

Housing Revenue Account (HRA)

- 3.1 The HRA budget has been set in line with the 30-year business plan and approved by H&G and Policy and Resources committee in February 2022.
- 3.2 The service-related elements of the HRA are projected to be £0.069m favourable to budget. This will be offset by a decrease of £0.0.69m in RCCO (Revenue contribution to Capital Outlay). The £0.069m favourable variance is comprised of:
- £0.120m favourable - Overachievement on commercial rent income assumes similar number of units to be rented out this year as in the previous year. The numbers of units are higher than budgeted.
 - £0.115m favourable – Savings on interest costs on HRA debts. This is due to early borrowing that happened last financial year, taking advantage of the lower interest rates which were available at the time.
 - £0.096m favourable - Overachievement on interest income earned on HRA cash balances. This is due to higher average interest rates expected this financial year.
 - £0.140m favourable - Overachievement on commission (income) on water rates from Affinity.

- £0.400m adverse - Overspend due to an increase in Gas & Electricity costs on HRA Estates and Sheltered Housing blocks. The higher costs will not be passed onto tenants as an increase in rent or service charge. This is because sheltered blocks are on affordable rent, and the increase in service charges was agreed at 4.1%. Yet, the projected increase in gas & electricity is c.50%.

Table 6: HRA forecast at month 4

HRA - Revenue	21/22 Outturn	2022/23 Budget	Month 4 Forecast Outturn after reserves	Month 4 Variance After reserves	In-Month change
	£'000	£'000		£'000	£'000
Dwelling Rent	(50,397)	(52,333)	(52,333)	-	-
Non-Dwelling Rent	(1,273)	(1,242)	(1,362)	(120)	-
Service & Other Charges	(6,842)	(6,851)	(6,992)	(141)	-
Other Income	447	-	-	-	-
Housing Management	19,014	19,451	19,451	-	-
Other Costs	1,735	1,806	2,206	400	-
Internal recharges	2,839	2,868	2,868	-	-
Repairs & Maintenance - Mgt Fee	8,584	10,464	10,464	-	-
Repairs & Maintenance - Non Core	975	-	-	-	-
Provision for Bad Debt	589	1,261	1,261	-	-
Regeneration	168	684	687	3	-
Debt Management Expenses	10,103	10,578	10,463	(115)	(115)
Interest on Balances	(116)	(9)	(105)	(96)	(96)
HRA Direct cost (Surplus)/Deficit	(14,174)	(13,323)	(13,392)	(69)	(212)
Depreciation	12,222	12,683	12,683	-	-
RCCO	1,932	536	605	69	212
HRA Capital Charges	14,154	13,219	13,288	69	212
HRA (Surplus)/Deficit	(20)	(104)	(104)	-	-

3.3 The projected HRA reserve is £4.124m.

Table 7: HRA reserves at month 3

	B/Fwd	Revenue Movement	Depreciation & RCCO	Forecast Funding for Capex CFR	C/Fwd
	£'000	£'000	£'000	£'000	£'000
HRA Reserve	(4,020)	(13,392)	13,288	-	(4,124)
Major Repairs Reserve	(2,000)	-	(13,288)	13,288	(2,000)
HRA Reserves	(6,020)	(13,392)	-	13,288	(6,124)

2 Capital Programme

2.1 The Housing & Growth Capital Programme includes:

2.1.1 General Fund Capital Programme

- Housing & Growth Capital
- Housing & Growth (Brent Cross)

2.1.2 Housing Revenue Account Programme

- Housing Revenue Account

2.2 Housing & Growth Capital

2.2.1 The capital forecast outturn at month 4 for 2022/23 is £123.291m, with a £35.748m favourable variance from budget. This includes £32.518m re-profiling into future years, with £2.230m forecasted to be deleted from the programme.

Table 7 Current Financial Year Forecast Capital Outturn at Month 4

Service Area	2022/23 Budget	Additions/ (Deletions)	(Slippage)/ Accelerated Spend	2022/23 Forecast	Variance from Approved Budget	Expenditure to date
	£m	£m	£m	£m	£m	£m
Growth and Corporate Services – GF Housing	73.735	(3.150)	(12.054)	58.531	(15.204)	22.296
Growth and Corporate Services - General	79.245	0.920	(19.456)	60.708	(18.537)	8.451
Re - (Growth and Corporate)	6.059	-	(2.008)	4.052	(2.008)	-
Total Growth and Corporate Programmes	159.039	(2.230)	(33.518)	123.291	(35.748)	30.747

2.2.2 General Fund Housing:

- Housing Acquisitions Open door – forecasted programme delays due to the cost of borrowing increasing and requiring a review of the cashflow model. The Barnet Group are working through alternative arrangements to fund the programme. A £1.950m deletion related to the Next Steps Accommodation Programme grant for rough sleepers' accommodation. The budget was increased to reflect this grant, with the expectation that this would be passed through via the council. This has subsequently been received directly by Open Door Homes (ODH).
- Further re-profiling of the small sites Housing GF programme into next year, offset by £4.931m spend for Sage Upper and Lower Fosters site, re-profiled into 2022/23.
- Empty Properties – Deletion of £0.960m. It has been agreed to reduce the budget reflecting actual requirements, leaving sufficient budget to enable the enforcement of Compulsory Purchase Orders and annual spend.
- Modular homes – Deletion of £0.240m. The total budget for this programme is no longer required and has been replaced by the Small Sites capital programme.

2.2.3 Growth and corporate Services – General:

- Development Portfolio - £2.093m due to programme delays. To be further reviewed in the coming months.
- Hendon Hub - £3.090m pause in site Acquisitions, offset by project spend which has been brought forward. The property purchases have been delayed ensuring there is enough cash flow to fund project costs which have been expedited.
- Saracens Loan - £0.920m – budget amendment to bring in line with the agreed loan agreement.

2.2.4 Re (Growth & Corporate): Colindale Highways and Transport - Consultants are due to be appointed and they will be bringing forward a costed programme supported from the existing budget allocation.

2.3 HRA Capital Investment

2.3.1 The HRA Capital programme budget reflects the most recently approved HRA Business Plan in March 2022.

2.3.2 At month 4, the HRA capital programme is forecasting a £9.827m underspend. This relates to £9.827m net re-profiling into future years. This will be reflected in the next HRA Business Plan presented at Policy and Resources Committee.

Table 8 Housing Revenue Account Capital Current Financial Year Forecast Outturn at Month 4

Service Area	2022/23 Budget	Additions/ (Deletions)	(Slippage)/ Accelerated Spend	2022/23 Forecast	Variance from Approved Budget	Expenditure to date
	£m	£m	£m	£m	£m	£m
HRA	124.563	-	(9.827)	114.736	(9.827)	27.475
Grand Total	124.563	-	(9.827)	114.736	(9.827)	27.475

- 2.3.3 HRA capital programmes are mainly on three areas, Investment in current stock (capital repairs or capital enhancements of existing properties), Development of new properties (new builds) and market acquisition of properties.
- 2.3.4 Stock investment Programmes - Capital programme budgets are to be re-aligned to reflect the HRA Business Plan. This will result in budget re-profiling of £2.594m in the current year, including Major works, Carbon Neutral works and Regen Stock investment.
- 2.3.5 Development Programmes – Programme spend re-profiled into 2023/24:
- £4.344m on New-build 250. The programme has been re-profiled because submission for planning permission on two development schemes was delayed until after the local elections. As such, planning permission for these two schemes will not take place until much later this year.
 - £0.855m delays on Cheshir House Extra Care. Original delays in getting vacant possession of the site have resulted in on-going programme delays into next year.
 - £0.410m on GLA development programmes, re-profiled due to two schemes yet to be tendered.
 - Offset by £1.649m re-profiled spend into 2022/23 on Stag House, due to the contractor submitting a loss & expense claim for planning delays of over 6 months.
- 2.3.6 Acquisitions Programmes - Capital programme budgets are to be re-profiled into next year (£8.461m). Mainly due to a lack of suitable properties coming on the market quickly enough. Also, priority has been given to the Acquisition programme 1 (GLA grant) due to the stringent time limits on when this grant must be utilised.

3 Brent Cross

3.1 Brent Cross Revenue

3.1.1 Favourable overall variance of £0.282m at month 4:

- Favourable variance on BX Retail Park of £0.748m due to improved lease renewals (two units) and one unit operational for longer than initially modelled. The retail park management company has now changed from Workman to Savills in year, at no loss of revenue to the council whilst securing additional experienced resources within the contract. This financial year the council has received rental income of £1.005m to date.

Offset by:

- £0.173m Programme staff pressures for non-capitalisable staff costs and other programme support costs such as IT licenses and communications activity.
- £0.015m BX North expenditure deemed non-recoverable by the Property Development Agreement (PDA) and consequently funded by the Council.
- £0.131m BX Rental Income pressure due to the timing of lease end dates and handover of properties to the Council's Brent Cross Town development partners.
- £0.147m BX South expenditure deemed non-recoverable from the development partner.

3.2 Housing & Growth - Brent Cross Capital

3.2.1 Brent Cross – The Brent Cross capital programme is currently projecting accelerated expenditure of £9.883m at month 4 for 2022/23. This is due to project re-profiling, with the budgets updated at September Policy and Resources Committee. The 5-year programme is forecasting on budget.

Table 9 Brent Cross Capital Current Financial Year Forecast Outturn at Month 4

Service Area	2022/23 Budget	Additions/ (Deletions)	Reprofiling (to)/from future years	2022/23 Forecast	Variance from Approved Budget	Expenditure to date
	£m	£m	£m	£m	£m	£m
Brent Cross	73.422	-	9.883	83.305	9.883	6.387
Brent Cross	73.422	-	9.883	83.305	9.883	6.387

Table 10 Brent Cross Capital Current Financial Year Forecast Outturn at Month 4

Housing & Growth - Brent Cross	5-year Programme Budget	5-year Programme Forecast	Additions/ Deletions
	£m	£m	£m
Funding for Land Acquisitions	8.780	8.780	-
Brent Cross West	78.894	78.894	-
Critical Infrastructure	16.290	16.290	-
BXT Land Acquisition	18.759	18.759	-
Total Housing & Growth Committee - Brent Cross	122.723	122.723	-

3.2.2 BXC – Funding for land acquisitions

The forecast at month 4 for 2022/23 identifies a need for accelerating expenditure of £3.730m, to reflect a revised delivery programme. The realignment will be required at the September Policy and Resources Committee.

- The overall financial position is currently forecast on budget for the remaining two financial years. As previously noted to the committee, any surpluses in the interim will fund additional workstreams such as Infrastructure 2, the Station Western Entrance Public Realm and BX master planning.

3.2.3 BXT Land Acquisitions

The forecast at month 4 for 2022/23 identifies re-profiling of the budget of £2.199m into 2023/24. The realignment will be required at the September Policy and Resources Committee.

- The re-profiling into 2023/24 is in line with the material CPO2 Residential Acquisitions. Currently three residential buybacks are forecast to complete in the forthcoming months. All expenditure is fully recoverable from BXT in line with the Project Agreement and CPO Indemnity Agreement and is forecasted overall on budget for the remaining scheme.
- The next Property Cost Estimate will be updated in September.

3.2.4 Brent Cross West

The forecast at month 4 for 2022/23 identifies accelerating expenditure of £11.676m. The budget is required to be re-profiled at September Policy and Resources Committee to reflect the current delivery programme, specifically the construction of the station which is forecast to complete by December this year.

- The overall programme is forecast to budget although acknowledging potential pressures due to material cost inflation and supply chain issues due to Covid and the current economic climate, in addition to cost associated with cancelled railway possessions leading to prolongation on the construction programme. Availability and cost of materials continues to be an issue even at this late stage.

3.2.5 Critical Infrastructure

The forecast at month 4 for 2022/23 identifies a re-profiling of the budget of £3.324m into 2023/24. The realignment will be required at the September Policy and Resources Committee.

- The overall programme is currently forecast on budget. Any potential savings in an individual work package will need to be reviewed to mitigate pressures elsewhere.

6. REASONS FOR RECOMMENDATIONS

- 6.1 This report contains a summary of the forecast revenue and capital outturn for the services within the Housing & Growth Committee, for the financial year 2022/23, as at month 4 (July 2022).

7. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 7.1 None

8. POST DECISION IMPLEMENTATION

- 8.1 None

9. IMPLICATIONS OF DECISION

9.1 Corporate Priorities and Performance

- 9.1.1 This supports the council's corporate priorities as expressed through the Barnet Plan for 2020-25 which sets out our vision and strategy for the next five years. This includes the outcomes we want to achieve for the borough, the priorities we will focus limited resources on, and our approach for how we will deliver this.

9.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

- 9.2.1 This report considers the forecast position of the services under the remit of the Housing & Growth Committee at the end of the financial year.

9.3 Legal and Constitutional References

- 9.3.1 Section 151 of the Local Government Act 1972 states that: "without prejudice to section 111, every local authority shall make arrangements for the proper administration of their financial affairs and shall secure that one of their officers has responsibility for the administration of those affairs". Section 111 of the Local Government Act 1972 relates to the subsidiary powers of local authorities to take actions which are calculated to facilitate, or are conducive or incidental to, the discharge of any of their functions.
- 9.3.2 Section 28 of the Local Government Act 2003 (the Act) imposes a statutory duty on a billing or major precepting authority to monitor, during the financial year, its income and expenditure against the budget calculations. If the monitoring establishes that the budgetary situation has deteriorated, the authority must take such action as it considers necessary to deal with the situation. Definition as to whether there is deterioration in an authority's financial position is set out in sub-section 28(4) of the Act.
- 9.3.3 A decision to amend the Financial Regulations in the council's constitution to reflect the responsibility for Theme Committees for the oversight and scrutiny of:
- The overall financial performance of the services operating within the remit of the respective Theme Committee.

· The council's current Financial Regulations can be found at:
<https://barnet.moderngov.co.uk/ecSDDisplay.aspx?NAME=SD349&ID=349&RPID=638294>

9.4 Insight

9.4.1 Whilst not specifically applicable to this report, insight is used to support the financial position forecasted in this report through activity drivers and place-based understanding.

9.5 Social Value

9.5.1 None applicable to this report.

9.6 Risk Management

9.6.1 Regular monitoring of financial performance is a key part of the overall risk management approach of the Council.

9.7 Equalities and Diversity

9.7.1 Decision makers should have due regard to the public sector equality duty in making their decisions. The equalities duties are continuing duties, they are not duties to secure a particular outcome. Consideration of these duties should precede the decision. The statutory grounds of the public sector equality duty are found at section 149 of the Equality Act 2010 and are as follows:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:
 - (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
 - (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
 - (c) Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
- The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.
- Having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:
- Tackle prejudice and promote understanding.

· Compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act. The relevant protected characteristics are:

- (a) Age
- (b) Disability
- (c) Gender reassignment
- (d) Pregnancy and maternity
- (e) Race
- (f) Religion or belief
- (g) Sex
- (h) Sexual orientation
- (i) Marriage and Civil partnership

9.7.2 This is set out in the council's Equalities Policy together with our strategic Equalities Objective - as set out in the Corporate Plan - that citizens will be treated equally with understanding and respect; have equal opportunities and receive quality services provided to best value principles.

9.7.3 Progress against the performance measures we use is published on our website at: www.barnet.gov.uk/info/200041/equality_and_diversity/224/equality_and_diversity

9.7.4 Measures undertaken as part of the Council's response to the Covid-19 pandemic have been undertaken in full awareness of the Council's commitment and responsibility to act in accordance with its own Equalities Policy and wider legislation. It is notable that the virus does appear to affect some parts of the community more than others, and the Council's actions have been informed by its commitment to mitigate impacts in all areas, and to appropriately protect or shield especially vulnerable individuals, in accordance with national guidelines.

9.8 Corporate Parenting

9.8.1 In line with Children and Social Work Act 2017, the council has a duty to consider Corporate Parenting Principles in decision-making across the council. There are no implications for Corporate Parenting in relation to this report.

9.9 Consultation and Engagement

9.9.1 None in the context of this report

9.10 Environmental Impact

9.10.1 None in the context of this report

10. BACKGROUND PAPERS

10.1 None

By virtue of paragraph(s) 3, 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

AGENDA ITEM 19

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AGENDA ITEM 20

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