

# Decisions of the Assets, Regeneration and Growth Committee

9 July 2014

Members Present:-

Councillor Richard Cornelius (Chairman)

Councillor Daniel Seal (Vice-Chairman)

Councillor

Pauline Coakley Webb

Councillor Philip Cohen

Councillor Geof Cooke

Councillor Dr Devra Kay

Councillor Tim Roberts

Councillor Gabriel Rozenberg

Councillor Shimon Ryde

Councillor Daniel Thomas

Also in attendance

Apologies for Absence

## 1. ABSENCE OF MEMBERS

None

## 2. MINUTES OF THE PREVIOUS MEETING

RESOLVED - That the minutes of the meeting held on 16 June 2014 be agreed as a correct record.

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

Councillor Geof Cooke declared a non-pecuniary interest relating to item 11 on the agenda (The Finches, Woodhouse College, Woodhouse Road, North Finchley, London N12), noting that his wife is a volunteer with BEAT.

## 4. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

None.

## 5. MEMBERS' ITEMS (IF ANY)

Councillor Geof Cooke introduced the item and provided an overview of concerns regarding the former British Legion Club in Legion Way N12. It was noted that as the site has been unoccupied for some time, there have been issues concerning litter, squatters and anti-social behaviour.

The Interim Assistant Director, Procurement and Estates, Lesley Meeks responded to the issues raised. It was noted that a forfeiture notice had been served for the surrender of the lease by the British Legion, and that a peaceful entry with the Police had been staged, resulting in the property now having been secured and the building boarded up. It was also noted that security officers at the site were working closely with the Police to deal with any recurring issues.

It was noted that while it had proved difficult to contact the trustees, the British Legion had been informed about the forfeiture notice. The Committee noted that it would be important to handle sensitively any outstanding issues such as the British Legion needing to recover any remembrance items from the site, and that the Chair of the War Memorial should be contacted. Councillor Cornelius requested that officers provide a reporting mechanism to ensure that the committee is kept updated of actions taken such as these. The requests were noted.

## **6. BUSINESS PLANNING - CORPORATE PLAN AND MEDIUM TERM FINANCIAL STRATEGY 2015-20**

The Committee considered the report.

RESOLVED –

- 1.1 That the Committee note the Policy and Resources Committee report as set out in Appendix 1;
- 1.2 That the Committee note the savings target of £10.1m and the allocation of the remaining gap of £4.3m;
- 1.3 That the Committee agree to report back in the autumn with an agreed commissioning plan and savings proposals for inclusion in the Policy and Resources Committee meeting on 2 December 2014.
- 1.4 That the Committee note the service information packs included in Appendix B which provide some contextual information on budgets, past spend and performance data, contracts, customer and staffing data.

## **7. BRENT CROSS CRICKLEWOOD SOUTH PROCUREMENT DELIVERY STRATEGY**

The Committee considered the report. The Chairman invited Members to indicate whether they had any questions regarding the information contained in the exempt report, which would require the Committee to go into private session. There were none.

RESOLVED –

1. That the Committee approve the following:
  - a. To procure a partner for the Brent Cross Cricklewood South development through an OJEU Negotiated route in accordance with the Brent Cross South Procurement and Delivery Strategy attached at Appendices 1 and 3 of this report.

- b. To approve the Council's requirements for the Brent Cross Cricklewood South opportunity as set out in Section 4 of the Brent Cross South Procurement and Delivery Strategy attached at Appendix 1
  - c. Note the procurement timetable and that to meet this timetable an additional meeting would be needed to approve the selection of a preferred partner, which would be called in accordance with statutory requirements and the Council's constitution.
2. That authority be delegated to the Chief Executive to finalise the Evaluation Criteria, Scoring Mechanism and marketing documentation in accordance with the Procurement and Delivery Strategy attached at Appendices 1 and 3.
  3. That authority be delegated to the Chief Executive in consultation with the Leader to shortlist between three and five bidders for the Invitation to Negotiate stage in accordance with the Procurement and Delivery Strategy attached at Appendix 1.

## **8. STONEGROVE AND SPUR ROAD REGENERATION SCHEME**

The Committee considered the report.

RESOLVED –

1. That the Committee approve that to negotiate and agree a settlement of outstanding historic costs associated with the Stonegrove and Spur Road Regeneration Scheme be delegated to the Strategic Director, Growth & Environment in consultation with the Chairman of the Assets, Regeneration & Growth Committee.
2. That authority to negotiate the commercial terms/ costs recovery mechanism associated with the variation of the Principal development Agreement (PDA) for the scheme be delegated to the Strategic Director, Growth & Environment in consultation with the Chairman of the Assets, Regeneration & Growth Committee.

## **9. THE FINCHES, WOODHOUSE COLLEGE, WOODHOUSE ROAD, NORTH FINCHLEY, LONDON N12**

The Committee considered the report. The Chairman invited Members to indicate whether they had any questions regarding the information contained in the exempt report, which would require the Committee to go into private session. There were none.

RESOLVED –

That the existing lease of The Finches be surrendered by the Council and the entire service charge demand be withdrawn by Woodhouse College, in return for BEAT being offered a 10 year contract for the provision of music services by Woodhouse College in accordance with section 5.2.1 and 5.2.2 of this report. The Council will have a right to nominate another music provider on the same terms as BEAT will be entitled to if BEAT cease their provision of music teaching.

## **10. HARDSHIP ACQUISITION BUYBACK SCHEME**

The Committee considered the report.

RESOVLED –

1. That the Committee approve the re-instatement of a Hardship Acquisitions Buyback Scheme on the West Hendon, Grahame Park and Whitefield Estates and delegate to the s151 Officer the authority to approve individual acquisitions under the scheme.
2. That the Committee approve the use the remaining £2.478 million already budgeted for in the Capital programme for the Hardship Acquisition Buyback Scheme.
3. That the Committee approve that the acquired properties under the Hardship Acquisition Buyback scheme can be used as temporary accommodation for people in housing need, where appropriate, and delegate to the Strategic Director for Growth and Environment the authority to approve the use of these individual acquisitions under the scheme.

## **11. STRATEGIC ASSET MANAGEMENT PLAN PRINCIPLES FOR CONSULTATION**

The Committee considered the report.

RESOLVED -

That the Committee agree:

- a) The principles of the Strategic Asset Management Plan for consultation;
- b) The approach to the creation of a development pipeline; and
- c) The approach to office accommodation rationalisation, confirming the plan to exercise the break clause on the lease of North London Business Park building 4 in October 2015.
- d) For officers to begin negotiations and the legal work required for Friern Barnet Community Library to be granted a sustainable lease so that once the Strategic Asset Management Plan is complete the lease can be signed.

## **12. COMMITTEE FORWARD WORK PROGRAMME**

The Committee considered the Forward Work Programme. Two amendments were agreed to the programme to:

- Add agreement of the Strategic Asset Management Plan to 8 September meeting
- Consider the Community Asset Strategy on 15 December

It was noted that committee members would have opportunity to view a comprehensive list of assets and liabilities in good time ahead of the Committee's formal decision on the Strategic Asset Management Plan in September.

**13. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT**

There were none.

The meeting finished at 8.50 pm