

MEETING

ASSETS, REGENERATION AND GROWTH COMMITTEE

DATE AND TIME

THURSDAY 14TH JUNE, 2018

AT 7.00 PM

VENUE

HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BG

TO: MEMBERS OF ASSETS, REGENERATION AND GROWTH COMMITTEE (Quorum 3)

Chairman: Councillor Daniel Thomas BA (Hons)
Vice Chairman: Councillor Gabriel Rozenberg

Richard Cornelius
Peter Zinkin

Ross Houston
Geof Cooke
Sara Conway

Kath McGuirk
Alex Prager
Sarah Wardle

Substitute Members

Paul Edwards
Fluss

Alison Moore
Laithe Jajeh

Nagus Narenthira
Thomas Smith

In line with the Constitution's Public Participation and Engagement Rules, requests to submit public questions or comments must be submitted by 10AM on the third working day before the date of the committee meeting. Therefore, the deadline for this meeting is Monday 11 June at 10AM. Requests must be submitted to Faith Mwende - faith.mwende@barnet.gov.uk 02083594917

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

Andrew Charlwood – Head of Governance

Governance Service contact: Faith Mwende - faith.mwende@barnet.gov.uk 02083594917

Media Relations contact: Sue Cocker 020 8359 7039

ASSURANCE GROUP

ORDER OF BUSINESS

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3.	DECLARATIONS OF MEMBERS DISCLOSABLE PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS	
4.	REPORT OF THE MONITORING OFFICER (IF ANY)	
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6.	MEMBERS' ITEMS (IF ANY)	
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Decisions of the Assets, Regeneration and Growth Committee

12 March 2018

Members Present:-

AGENDA ITEM 1

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

Councillor Richard Cornelius Councillor Pauline Coakley Webb
Councillor Rohit Grover Councillor Ross Houston
Councillor Peter Zinkin Councillor Geof Cooke
Councillor Adam Langleben

1. MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the meeting held on 27 November 2017, be agreed as a correct record.

2. ABSENCE OF MEMBERS

None.

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

Councillor Langleben (non-pecuniary)	Agenda Item 13, West Hendon CPO3 -Trustee of West Hendon Community Estate Trust Fund.
Councillor Houston (non-pecuniary)	Agenda Item 13, West Hendon CPO3 - Council appointed Board Member, Barnet Group

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

None.

6. MEMBERS' ITEMS (IF ANY)

None.

7. NORTH FINCHLEY TOWN CENTRE DEVELOPMENT

The Committee received the report.

Members requested that Officers investigate having Members of the public on the Board and also that the Board reports back to this Committee in an official capacity.

An additional recommendation was moved by Councillor Zinkin and seconded by the Chairman:

That the Committee instruct the Deputy Chief Executive to pay particular attention in finalising the Agreements to ensuring the Council's influence is adequately reflected in the governance arrangements.

The additional recommendation was **unanimously agreed**.

The Committee proceeded to vote on the recommendations in the report, Which were **unanimously agreed** as follows:

RESOLVED that the Committee:

1. **delegate authority to the Deputy Chief Executive in consultation with the Chairman of this Committee to finalise and enter into a Site Assembly Agreement and Land Agreement with Joseph Partners in order to progress the redevelopment of North Finchley;**
2. **delegate authority to the Deputy Chief Executive in consultation with the Chairman to appropriate the Council-owned land and/or land acquired from any third party, for planning purposes if required;**
3. **note that the Site Assembly Agreement and Land Agreement require the Council to commit sites for development. Should this involve a recommendation to dispose of Council assets, this will be brought forward to a future Committee. Should there be a need to assign the agreements to a third party then a Committee decision will be sought;**
4. **instruct the Deputy Chief Executive to pay particular attention in finalising the Agreements to ensuring the Council's influence is adequately reflected in the governance arrangements.**

8. DEVELOPMENT PIPELINE TRANCHE 3 - AFFORDABLE HOUSING PROGRAMME

The Committee received the report.

Councillor Cooke expressed concern about loss of trees and limiting the impact. Officers agreed to keep Councillor Cooke updated on this matter.

The recommendations in the report were **unanimously agreed**.

RESOLVED

That the Assets, Regeneration and Growth Committee:

- 1. Approves the updated full business case for Tranche 3 Development Pipeline for the Council to dispose of the sites at Mount Parade, EN4 9DD and Sal-combe Gardens, NW7 2NT (the Sites) to TBG Open Door Limited, which is a wholly owned subsidiary of Barnet Homes, in accordance with the parameters of the updated full business case;**
- 2. Delegates authority to the Deputy Chief Executive to approve the disposal of the Sites to TBG Open Door Ltd at less than best consideration, in accordance with the parameters of the updated full business case and pursuant to the Development Agreement dated 24 May 2017;**
- 3. Delegates authority to the Deputy Chief Executive to obtain any statutory or other consents required to dispose of the Sites under the Housing Act 1985 and where required to apply for consent to disposal to the Secretary of State on a sale at less than best consideration; and**
- 4. Delegates authority to the Deputy Chief Executive to implement the statutory advertising and consultation procedure if either Site comprises Open Space land, and if any objections are received to consider the same in consultation with the Chairman of the ARG committee and, if considered suitable, to proceed with the formal appropriation of the land to complete the disposal of the Sites.**

9. BRENT CROSS CRICKLEWOOD UPDATE REPORT

The Committee received the report.

Members expressed concerns about amount of consultation with residents and how it is fed back to this Committee.

The Deputy Chief Executive replied that she had met with representatives of the NW2 Residents Association recently to discuss how best to engage them in future. Feedback from future consultation would also be formally reported back to this Committee.

Members also highlighted the need to be clearer to residents about the impacts of works relating to trees.

Councillor Houston left the meeting at 7.23pm to attend to a personal matter.

An amendment regarding an additional recommendation was moved by Councillor Cooke and seconded by Councillor Richard Cornelius:

That this Committee welcomes the recent inclusion of the West London Orbital in the Mayor's Transport Strategy and instructs Officers to move forward as soon as possible.

This was **unanimously agreed** (Councillor Houston not present to vote).

The Committee (with Councillor Houston absent) agreed the following:

RESOLVED that the Committee:

- 1) **Note the content of this report and progress made on the BXC workstreams across the programme as set out in paragraph 1.1;**
- 2) **Note that the CPO1 and CPO2 Orders were confirmed by the Secretary of State on 7 December 2017;**
- 3) **Approve in principle that the Council procure Network Rail to deliver the Brent Cross West Station and Sidings and delegate authority to the Deputy Chief Executive to finalise and agree the detailed Implementation Agreement for approval by the Committee in September 2018;**
- 4) **welcomes the Mayor's recent inclusion of the West London Orbital and instructs Officers to move forward as soon as possible.**

10. STAG HOUSE FULL BUSINESS CASE AND COMPULSORY PURCHASE ORDER

The Committee received the report.

The Recommendations in the report were **unanimously agreed** (with Councillor Houston absent).

RESOLVED that the Assets, Regeneration and Growth Committee:

1. **Note and approve the Full Business Case for the Stag House Extra Care development scheme, attached at Appendix 1.**
2. **Delegate authority to the Deputy Chief Executive to agree the final contract sum within the parameters of the business case.**
3. **Consent to the making of a Compulsory Purchase Order (CPO) under section 17 of the Housing Act 1985 and the Acquisition of Land Act 1981 in respect of the land identified in red edging within the plan included in Appendix 3 of this report to secure the delivery of the Stag House Extra Care development scheme. The use of a CPO would be an option of last resort, in the event that ongoing negotiations and efforts to secure vacant possession were unsuccessful.**
4. **Delegate authority to the Chief Officer (as defined in Article 9 of the Council's Constitution or such other replacement document) to publish the draft London Borough of Barnet (Stag House) Compulsory Purchase Order, to seek confirmation of the Secretary of State and if confirmed, implement the order.**

5. Authorise the appropriate Chief Officer to issue and sign the order, notices and certificates in connections with the making, confirmation and implementation of the CPO on the basis that there is a compelling case in the public interest to make the Order.
6. Authorise the appropriate Chief Officer to make General Vesting Declarations (GVD) under the Compulsory Purchase (Vesting Declarations) Act 1981 (as amended) and/or to serve notices to treat and notices of entry if required following confirmation of the CPO;
7. Authorise the appropriate Chief Officer to issue and serve any warrants to obtain possession of property acquired by the Council following the execution of a General Vesting Declaration or service of Notices to Treat and Notices of Entry relating to the CPO if it was considered appropriate to do so;
8. Delegate authority to the appropriate Chief Officer to take any further necessary actions to secure the making, confirmation and implementation of the CPO.
9. Authorise the Chief Officer to take any further necessary actions to secure the making, confirmation and implementation of the CPO including;
 - a. authorisation to approve any agreements with, and compensation payments to, owners or interests in the CPO land in order to secure the withdrawal of their objection
 - b. authorisation to confirm the CPO should no objections be received
 - c. agreeing to confirmation of the CPO with modifications if it appears expedient to do so in order to secure the CPO land
 - d. if the question of compensation is referred to the Upper Tribunal, take all necessary steps in relation thereto.

11. QUARTER 3 2017/18 COMMISSIONING PLAN PERFORMANCE REPORT

The Committee received the report.

RESOLVED that the report be noted.

12. DRAFT CORPORATE PLAN 2018/19 ADDENDUM

The Committee received the report.

A vote was taken (with Councillor Houston returning) on approving the Draft Corporate Plan from a ARG perspective:

For	5
Against	0
Abstained	4

RESOLVED that the Committee agree the draft Corporate Plan 2018/19 addendum regarding the key activities and targets for the Assets, Regeneration and Growth Committee.

13. WEST HENDON COMPULSORY PURCHASE ORDER 3 (CPO3)

The Committee received the report plus a revised Equalities section of the report and a revised map. It was also noted that 1.6 in the recommendations should read as recommendation 7.

A vote was taken on approving the recommendations detailed in the report, subject to the revised Equalities Section, the revised map and 1.6 in the recommendation being amended to recommendation 7:

For	5
Against	4
Abstained	0

RESOLVED that the Asset, Regeneration & Growth Committee agrees:

- 1 to authorise the making of CPO3;**
- 2 that the appropriate Chief Officer be authorised to issue and sign the order, notices and certificates in connection with the making, confirmation and implementation of CPO3; including signing, issuing and serving referencing and requisition notices;**
- 3 that the appropriate Chief Officer be authorised to make General Vesting Declarations (GVDs) under the Compulsory Purchase (Vesting Declarations) Act 1981 and/or to serve notices to treat and notices of entry (if required) following confirmation of CPO3;**
- 4 that the appropriate Chief Officer be authorised to issue and serve any warrants to obtain possession of property acquired by the Council following the execution of a GVD or service of a notice of entry relating to CPO3 if it was considered appropriate to do so;**
- 5 that the appropriate Chief Officer be authorised to transfer all properties and proprietary interests acquired pursuant to CPO3 to the relevant Development Partners in accordance with the terms of the restated Principal Development Agreement dated 5 February 2014;**
- 6 that the appropriate Chief Officer be authorised to take any further necessary actions to secure the making, confirmation and implementation of CPO3;**
- 7. that the appropriate Chief Officer be authorised to appropriate to planning purposes any parcel of land within the red line planning application boundary for the scheme and/or the proposed CPO3 Plan (attached – Appendix 1) which is held by the Council for another purpose subject to**

obtaining any necessary statutory consents required and/or compliance with any statutory procedures for such appropriation.

14. TRANSFER IN AND LEASE OUT TO SARACENS MULTI ACADEMY TRUST

The Committee received the report.

The Committee voted to **unanimously agreed** the recommendations.

RESOLVED

That the Assets, Regeneration and Growth Committee:

- 1. approve the acquisition of the proposed school site by the Council under Section 106 Agreement of the Planning Consent Reference H/04753/14 and delegate to the Deputy Chief Executive authority to negotiate the detail of the legal documentation for the acquisition of land either freehold or by a long lease.**
- 2. agree the principal lease for 125 years of land (shown as school plot on the School Transfer Plan with such minor adjustments as may be appropriate) to the Saracens Multi Academy Trust (or other academy trust approved by DfE and who enters into the requisite funding arrangements with DfE or Education and Skills Funding Agency (ESFA)) at a peppercorn rent with no premium, based on the Department for Education's standard Academy lease to enable the provision of a new primary school in Colindale, funded by the Department for Education through the national free school programme.**
- 3. delegate authority to the Deputy Chief Executive to negotiate the detail of the legal documentation for the transfer of land, based on the Department for Education's standard Academy lease with a development agreement between the Council and the academy trust and such warranties from the building contractor and others as appropriate.**

15. ANNUAL PERFORMANCE REPORT

The Committee received the report with the Chairman commending and thanking Officers for this report.

It was moved by Councillor Zinkin and seconded by the Chairman that:

The Deputy Chief Executive be given delegated authority to make any non -material changes to the report.

This was unanimously agreed.

Officers also gave an update on Upper and Lower Fosters, with the Chairman confirming that any proceeds would be ploughed back into the scheme.

Officers had also given a recent presentation to some Members on this matter, which would be circulated to all Members of this Committee.

RESOLVED that the Committee note

- 1. Progress being made towards delivering the Borough's Growth and Regeneration Programme;**
- 2. Key achievements over the past financial year;**
- 3. Expected activities in 2018/19;**
- 4. Agree that The Deputy Chief Executive be given delegated authority to make any non -material changes to the report.**

16. COMMITTEE FORWARD WORK PROGRAMME

Noted.

17. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT

None.

18. MOTION TO EXCLUDE THE PRESS AND PUBLIC

The press and public were not excluded from the meeting, as all business was conducted in public session and the Members of the Committee, having considered the exempt information, agreed that this did not require separate discussion.

19. EXEMPT NORTH FINCHLEY TOWN CENTRE DEVELOPMENT

This matter had already been dealt with in public session.

20. EXEMPT DEVELOPMENT PIPELINE TRANCHE 3 - AFFORDABLE HOUSING PROGRAMME

This matter had already been dealt with in public session.

21. EXEMPT BRENT CROSS CRICKLEWOOD UPDATE REPORT

This matter had already been dealt with in public session.

22. EXEMPT STAG HOUSE FULL BUSINESS CASE AND COMPULSORY PURCHASE ORDER

This matter had already been dealt with in public session.

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

None.

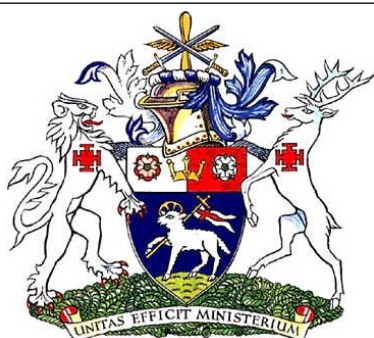
24. VOTE OF THANKS

The Vice-Chairman thanked the Chairman for his conduct of the meeting over the past year. Likewise, the Chairman extended thanks to all Members of the Committee.

The meeting finished at 7.45pm

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AGENDA ITEM 7



ASSETS, REGENERATION & GROWTH COMMITTEE

14TH JUNE 2018

Title	WEST HENDON COMPULSORY PURCHASE ORDER 2 & 2a (CPO2 and CPO2a) COMMUNICATIONS UPDATE
Report of	Councillor Daniel Thomas
Wards	West Hendon
Status	Public
Urgent	No
Key	Yes
Enclosures	Appendix 1 – CPO2 and CPO2a Communications Update
Officer Contact Details	Emily Morris, Regeneration Officer emily.morris@barnet.gov.uk, 0208 359 4473

Summary

A report went to ARG on the 17th March 2016 seeking authority to make two Compulsory Purchase Orders at West Hendon, CPO2 & CPO2a. The committee referred the report to Full Council on the 4th of April 2016. Full Council agreed the recommendations.

Full Council also requested that an update of all communications undertaken at West Hendon, with particular regard to CPO activities, was presented to all future ARG meetings until further notice. This was to ensure that all necessary consultation action was being undertaken to keep residents informed of the outcomes for them, what options were on the table for them, and how they would be supported.

The use of the Compulsory Purchase Orders is an option of last resort and will only be utilised where third party interests cannot be acquired through private treaty negotiations.

Recommendations

That the Asset, Regeneration & Growth Committee notes the communication activities undertaken regarding the West Hendon Regeneration Scheme attached in Appendix 1.

1. WHY THIS REPORT IS NEEDED

- 1.1 Full council on the 4th April 2016 requested that a communications update for West Hendon, with particular regard to CPO activities, is presented to all subsequent Asset, Regeneration & Growth Committee meetings until further notice.

2. REASONS FOR RECOMMENDATIONS

- 2.1 CPO2 and CPO2a are required to provide certainty with regard to site assembly in order to deliver the benefits of the regeneration to the estate and the wider area. Without a Compulsory Purchase Order as a 'backstop', there would be no realistic prospect to assemble the site through private treaty negotiations.
- 2.2 The Council is obliged under the terms of its Development Agreement with Barratt Metropolitan Limited to progress the CPO for West Hendon.
- 2.3 CPO2 applies to residential properties at 33-125 Tyrell Way and 11-72 Warner Close and will be promoted using statutory powers under the Town and Country Planning Act 1990. CPO2a is required to deliver the major highways works required as part of the West Hendon Regeneration Scheme. In accordance with the Section 106 Agreement for West Hendon Barratt Metropolitan LLP (BMLLP) are required to deliver the highway works as part of Phase 4 of the Regeneration Scheme.
- 2.4 In order to ensure the smooth running of the CPO process and/or private treaty negotiations the committee are requested to review and note the communications plan and be reassured that all appropriate communication activity is taking place to ensure amicable agreement with residents with interests within the CPO area, and beyond.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 The submission of a communications update for the West Hendon CPO process was a request of Full Council. No other option needs to be considered or is required.

4. POST DECISION IMPLEMENTATION

- 4.1 ARG Committee will review the communications update every six months at ARG, as the CPO/private treaty negotiations progresses. Any recommends made by ARG Committee regarding the approach to communications/consultation at West Hendon will be incorporated into the communications strategy where feasible.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

5.1.1 The vision for 2020 expressed within the Council's corporate plan 2015- 2020 expresses the principles of fairness, responsibility and opportunity and the following strategic objectives.

5.1.2 The council, working with local, regional and national partners, will strive to ensure that Barnet is the place:

- of opportunity, where people can further their quality of life
- where people are helped to help themselves
- where responsibility is shared, fairly
- where services are delivered efficiently to get value for money for the taxpayer

5.1.3 This report supports the Council's strategic objectives.

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

5.2.1 As set out in the substantive report to 17th March 2016 ARG.

5.3 Social Value

5.3.1 As indicated in sections within this report, the West Hendon regeneration project will secure wider social, economic and environmental benefits

5.4 Legal and Constitutional References

5.4.1 The Council's Constitution, Article 7.5 responsibility for function, states the functions of the Assets, Regeneration and Growth Committee, includes responsibility for regeneration schemes and asset management.

5.5 Risk Management

5.5.1 As set out in the substantive report to 17th March 2016 ARG.

5.6 Equalities and Diversity

5.6.1 As set out in the substantive report to 17th March 2016 ARG.

5.7 Consultation and Engagement

5.7.1 Consultation has and will continue to be undertaken with the residents and wider community to ensure that the Scheme reflects local needs. In this regard, the Council and the Development Partners appointed an Independent Resident Advisor to work with the residents on the estate. A Partnership and Residents Board has been established who meet on a regular basis to discuss the regeneration proposals with the Council and its partners. A summary of consultation activity is at Appendix 1.

6. BACKGROUND PAPERS

Full Council, 4 April 2016, West Hendon Compulsory Purchase Order 2 & 2a (CPO2 and CPO2a)

<https://barnet.moderngov.co.uk/documents/s30993/Report%20to%20Council%20-%20ARG%20CPOs.pdf>

Asset, Regeneration and Growth Committee, 17 March 2016, West Hendon Compulsory Purchase Order 2 & 2a (CPO2 and CPO2a)

<http://barnet.moderngov.co.uk/documents/s30497/West%20Hendon%20CPO%20-%202a%20CPO2%20and%20CPO2a.pdf>

Cabinet Resources Committee, 16 December 2013, West Hendon Regeneration Project


<http://barnet.moderngov.co.uk/documents/s12100/West%20Hendon%20Rege%20neration%20Project.pdf>

Appendix 1 – CPO2 & CPO2a Communications Update – June 2018

Dedicated West Hendon Website: <http://west-hendon.co.uk/>

Method of Communication	Purpose of Communication	Stakeholder	Date/s	Frequency	Comments
Closed Partnership Board	The Board comprises of key stakeholders which support, represent and promote the interests of all residents living on the estate.	London Borough of Barnet, Re, Barratt Metropolitan LLP, Barnet Homes, Resident Representatives, ITA	06/12/2017 10/01/2018 07/02/2018 07/03/2018 11/04/2018 02/05/2018 06/06/2018	Monthly	Development Partners provide relevant information and reports as required by the board, subject to data protection and commercial sensitivities. CPO2 housing assessments, the Neighbourhood Investment Plan and Open Space master planning were items of discussion.
Open Partnership Board	The Partnership Board holds an open meeting to discuss regeneration matters with the wider community	London Borough of Barnet, Re, Barratt Metropolitan LLP, Barnet Homes, Resident Representatives, ITA, Wider Community	24/01/2018 18/04/2018	Quarterly	Development Partners provide relevant information to the wider community, subject to data protection and commercial sensitivities. CPO2, the regeneration programme and the Neighbourhood Investment Strategy were discussed.
Construction Working Group	A forum for residents to discuss construction activities and programme with the Barratt's construction team	Barratt London, Wider Community	18/01/2018 15/02/2018 15/03/2018 19/04/2018 17/05/2018	Monthly	Minutes for the Construction Working Group can be found on the dedicated West Hendon Regeneration website at http://west-hendon.co.uk/construction/construction-working-group/
Regeneration Newsletter	A newsletter that is sent to all West Hendon residents notifying them of key development and community information		November 2017 March 2018	Quarterly	A Regeneration Newsletter, created by the Development Partners, is sent to all residents on the West Hendon estate. The newsletter provides relevant information to the wider community. The latest newsletters advertised the consultation event for Phases 5 & 6, the Community Trust Fund, the road and green space naming consultation and courses taking place at the Community Hub.
Leaseholder Negotiations	Ongoing leaseholder negotiations to purchase properties through private treaty acquisitions.	London Borough of Barnet, Re, GVA, West Hendon Leaseholders, Barratt Metropolitan LLP	Ongoing	Ongoing	34 leasehold interests fall within CPO2. 21 leasehold properties have been acquired. A further 4 leaseholders have agreed to a deferred purchase and an additional 6 Heads of Terms have been agreed.

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	AGENDA ITEM 8
	Assets, Regeneration and Growth Committee 14 June 2018
Title	Regeneration Strategy
Report of	Councillor Daniel Thomas
Wards	All
Status	Public
Urgent	No
Key	Yes
Enclosures	None
Officer Contact Details	Alison Young, Strategic Lead Development and Regeneration, 020 8359 4219 Susan Curran, Commissioning Lead Regeneration and Development, 020 8359 4219

Summary
<p>On 27th November 2017, Assets Regeneration and Growth Committee authorised the preparation of a new regeneration strategy for the Borough for consideration by the committee prior to public consultation. Committee also authorised the procurement of third parties to support the development of the evidence base.</p> <p>This report provides an update on progress made and sets out the structure and emerging themes of the strategy.</p>

Officers Recommendations
<p>1. That Committee agree the proposed structure of the report, the emerging themes and the programme for preparation of the strategy.</p>

1. WHY THIS REPORT IS NEEDED

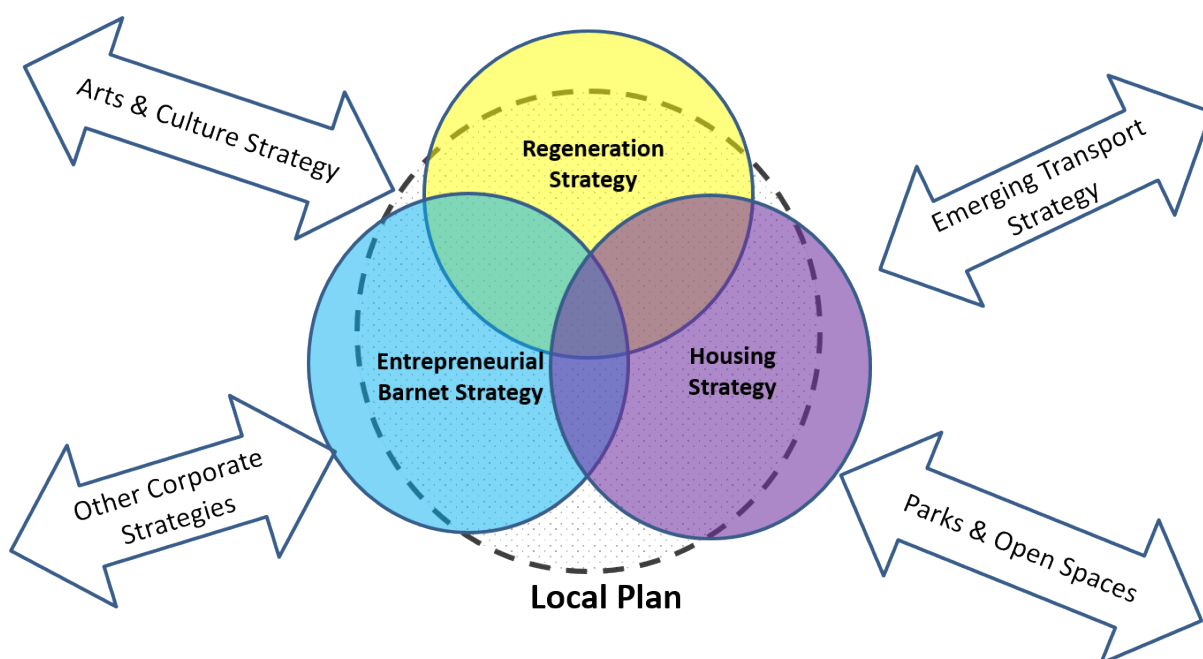
1.1 On 27th November 2017, Assets Regeneration and Growth Committee authorised the preparation of a new regeneration strategy for the borough. This report provides an update on progress made and sets out the structure and emerging themes of the strategy.

1.2 The purpose of the strategy is to articulate the council's approach to regeneration, creating a framework to inform future decision making in respect of directing future investment, securing funding, determining priorities for intervention and forming strategic partnerships. It will be a borough wide strategy which will focus on the places which need intervention.

1.3 The aims of the regeneration strategy are to:

- define the future physical and non-physical regeneration programmes in the borough
- meet defined housing need
- define and enhance interventions to optimise the borough's town centres.
- ensure the delivery of infrastructure, including digital infrastructure, to help make successful places and support business and employment.
- make the best use of public sector land

1.4 The regeneration strategy has a close relationship with the Local Plan, Housing Strategy and Entrepreneurial Barnet Strategy as set out in the diagram below. It also supports a number of other strategies such as the emerging transport strategy, Parks and Open Spaces Strategy, Fit and Active Barnet Framework.



- 1.5 The emerging themes that will be considered as part of the strategy are:
- Housing
 - Town centres
 - Physical and social infrastructure to make successful places, and support business
 - Arts, culture and the night time economy
 - Health and well being
 - Tackling deprivation
- 1.6 Initial focused sessions with key council officers on the themes have taken place to enable the relevant evidence to be gathered and to start identifying questions that the regeneration strategy will seek to address and potential interventions and opportunities.

Scope and structure of the strategy

- 1.7 The proposed structure of the strategy is as follows:
- Evidence base
 - Places for intervention
 - Thematic strategies
 - Implementation plan
 - Evaluation framework and benefits realisation.
- 1.8 The timeframe of the strategy will be a 10 year period (2019 – 2029), divided into two five year tranches. Quick wins will be identified for the next 1 – 3 years.

2. REASONS FOR RECOMMENDATIONS

- 2.1 The recommendation is based on the scoping work undertaken to date from which the emerging themes and structure of the strategy have developed.
- 2.2 Once Committee have endorsed the approach, emerging themes and structure of the strategy the strategy will be prepared based on these principles.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 Assets, Regeneration and Growth Committee authorised the preparation of a new regeneration strategy for the borough in November 2017. There are no other relevant options for consideration. The report is just to update Committee on progress made to date and to secure endorsement from the Committee for the structure of the strategy and the emerging themes.

4. POST DECISION IMPLEMENTATION

- 4.1 Work gathering the evidence base and preparing the strategy will continue in line with the principles set out in this report.

- 4.2 The programme for preparing the strategy is set out below:

Milestone	Target date
Stage 1: Scoping, Defining and Developing the Evidence Base	
Form Steering Group	April 2018
Thematic workstream scoping sessions	April – May 2018
PID agreed by the Steering Group	June 2018
Commission additional studies to support the evidence base	June 2018
ARG – Structure, Emerging Themes	June 2018
First Stakeholder Workshop	July 2018
Stage 2: Draft and design	
Second Stakeholder Workshop	September 2018
ARG – draft regeneration strategy for consultation	December 2018
Stage 3: Consultation and Revision	
Consultation on Engage Barnet	December - January
Review and finalise the Strategy	February 2019
Stage 4: Sign off and publish	
ARG approval	March 2019

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 The Corporate Plan 2015 – 2020 is based on the core principles of fairness, responsibility, and opportunity to make sure Barnet is a place:

- Of opportunity, where people can enhance their quality of life
- Where people are helped to help themselves, recognising that prevention is better than cure

- Where responsibility is shared, fairly
- Where services are delivered efficiently to get value for money for the taxpayer.

5.1.2 The Corporate Plan also sets out the five corporate priorities which are summarised below:

- Delivering quality services
- Responsible growth, regeneration and investment
- Building resilience in residents and managing demand
- Transforming local services
- Promoting community engagement, facilitating independence and building community capacity

5.1.3 Although most directly relevant to the second of these priorities, future regeneration should also explicitly and significantly impact on the other four.

5.1.4 As set out in paragraph 1.4 above, the regeneration strategy has a strong relationship with the Local Plan, Housing Strategy and Entrepreneurial Barnet Strategy but also supports a number of other strategies.

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

Finance and value for money

5.2.1 As set out in the report to ARG on 27 November 2017, it is anticipated that additional evidence and analysis work will be commissioned to inform the development of the strategy. The estimated cost of this work is £50,000 and will be funded from the Community Infrastructure Levy administration income. The strategy will inform future housing delivery with the potential to bring both revenue and capital benefits to the council.

5.2.2 The issues of funding and implementation of any potential interventions proposed by the Regeneration Strategy, will be fundamental considerations. It is intended that the Strategy will be practical and deliverable, and so the viability of programmes and delivery models will be carefully considered before recommending they be adopted. The Strategy will examine a range of external funding opportunities and will consider impact, longevity and value for money.

Procurement

5.2.3 Existing procurement rules will be followed in the tendering and selection of third party support.

Staffing

5.2.4 It is anticipated that the Regeneration Strategy will be delivered by the Growth and Development Team within the Commissioning Group.

IT and Sustainability

5.2.5 There are no anticipated implications in relation to IT or sustainability.

5.3 Social Value

5.3.1 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.

5.4 Legal and Constitutional References

5.4.1 The Council's Constitution Article 7.5 Responsibility for Functions, states that the Assets, Regeneration and Growth Committee is responsible for the regeneration strategy and overseeing major regeneration schemes, asset management, employment strategy, business support and engagement.

5.5 Risk Management

5.5.1 As set out in the report to ARG on 27 November 2017, the existing Regeneration Strategy was approved by Cabinet in 2011. This strategy sets out the existing regeneration programme which is now underway. Without a new strategy in place there is no agreed strategic direction for future regeneration and development.

5.5.2 The key risks to the preparation of the new regeneration strategy include resourcing and making sure key stakeholders are engaged at the appropriate time. A steering group has been set up and will monitor these risks.

5.6 Equalities and Diversity

5.6.1 Equality and diversity issues are a mandatory consideration in the decision-making of the council. This requires elected Members to satisfy themselves that equality considerations are integrated into day to day business and that all proposals emerging from the finance and business planning process have properly taken into consideration what impact, if any, there is on any protected group and what mitigating factors can be put in place.

5.6.2 The Public Sector Equality duty is set out in s149 of the Equality Act 2010: 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 the Equality Act 2010

(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.

5.6.3 The 2010 Act further states:

5.6.3.1 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.

5.6.3.2 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.

5.6.3.3 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:

- a) Tackle prejudice
- b) Promote understanding.

5.6.3.4 Compliance with the duties in section 149 of the Equality Act 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 the Act. The relevant protected characteristics are:

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

5.6.4 An Equalities Impact Assessment will be undertaken to assess the impacts of the Regeneration Strategy.

5.7 Corporate Parenting

5.7.1 None in the context of this report

5.8 Consultation and Engagement

- 5.8.1 Consultation with a range of key stakeholders will be undertaken to support and inform the development of the draft strategy. There will also be public consultation on the draft strategy, once developed. Feedback from this will inform the final version of the strategy.
- 5.8.2 The programme envisages an internal workshop in July which would reflect back key issues arising from the evidence base and ask colleagues what our key responses should be. It is at that session that the second consultation session would be partly scoped and colleagues asked to recommend the approach to external stakeholders. The second work shop would take place in September and present the emerging places and interventions that will be captured in the Regeneration Strategy for comment.
- 5.8.3 A consultation and engagement plan is being drafted. It is recognised that there are a number of other strategies that are also being developed at the same time, including the local plan, housing strategy, transport strategy and community participation strategy and a coordinated approach to consultation and engagement will be developed where possible.

5.9 Insight

- 5.9.1 The regeneration strategy will draw upon the evidence base that is being gathered for the Local Plan.

Evidence base element	Comments / Status update
Local Plan evidence base	
Green Belt Study	Commissioned and due to be complete in Sept 18
SHMA	Commissioned and draft received, due to be complete in Sept 18
Employment land use study	Complete
Residential Conversions	Due to be complete in Summer 2018
Tall Buildings review	Complete
Indoor Sport and Recreational Facilities	Due to be complete in April 2018.

Other relevant studies / information	
Strategic Housing Land Availability Assessment (SHLAA)	GLA
Town centre floor space needs assessment	Complete
Land ownership	Land Registry / CSG Property
Review of empty properties	
Triennial Economic Insight Report	Commissioned by Employment & Skills team in Re
OPE Register (ePIMS)	
Core Strategy and associated documents and other planning policy	
Town Centre capacity study	To be commissioned by the Growth and Development Team

6 BACKGROUND PAPERS

- 6.1 Assets, Regeneration and Growth Committee, 27 November 2017, Regeneration Strategy, <https://barnetintranet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=9435&Ver=4>

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	<p style="text-align: center;">Assets, Regeneration and Growth Committee</p> <p style="text-align: center;">14 June 2018</p>
<p>Title</p>	<p style="text-align: center;">End of Year 2017/18 Commissioning Plan Performance Report</p>
<p>Report of</p>	<p>Councillor Daniel Thomas</p>
<p>Wards</p>	<p>All</p>
<p>Status</p>	<p>Public</p>
<p>Urgent</p>	<p>No</p>
<p>Key</p>	<p>No</p>
<p>Enclosures</p>	<p>None</p>
<p>Officer Contact Details</p>	<p>Alaine Clarke, Head of Performance and Risk alaine.clarke@barnet.gov.uk</p>

Summary

The report provides an **annual overview** of performance at the **End of Year (EOY) 2017/18**, including budget outturns for revenue and capital (where relevant), progress on key activities, indicators that have not met the annual target, and management of high level risks for the Theme Committee in relation to the Commissioning Plan.

Recommendations

- 1. The Committee is asked to review the finance, performance and risk information in relation to the Theme Committee’s Commissioning Plan.**

INTRODUCTION

- 1.1 This Commissioning Plan performance report is an extract from the End of Year (EOY) 2017/18 Performance Monitoring Report (Performance by Theme Committee).

PERFORMANCE BY THEME COMMITTEE (COMMISSIONING PLANS)

- 1.2 The priorities for ARG Committee are to facilitate the building of more than 20,000 new homes by 2025, as part of several major regeneration programmes, including at Brent Cross, and through brownfield redevelopment; continue to help residents access employment; invest in key town centres and make Barnet the best place in London to be a small business.

Progress on key activities

- 1.3 A progress update on key activities has been provided below. Further information on the regeneration programme is set out in Annual Regeneration Report, which is available online at <https://barnet.moderngov.co.uk/ieListDocuments.aspx?CIId=696&MIId=9083&Ver=4>

Summary for year

More new homes are being built in Barnet than any other borough in outer London, helping to create thriving communities. Significant progress has been made in Brent Cross with approval of the shopping centre expansion and the first phase of development in the South. The rail freight facility was also approved. In Colindale, Transport for London (TfL) approved in principle the new tube station and over station development. The extra care schemes at Moreton Close, Stag House and Cheshir House were progressed. And, the transfer of sites for affordable housing commenced to Open Door Homes. Town centre strategies were developed to support local business and a range of employment and skills projects (e.g. BOOST) supported local people into work.

- **Regenerating Brent Cross Cricklewood**

Brent Cross North – the application by Hammerson Standard Life (HSL) for the shopping centre expansion was approved at Planning Committee in October 2017. This was a crucial milestone Brent Cross North and the result of years of consultation and design development. Seasonal works such as tree felling and vegetation clearance began in November 2017. Last quarter, HSL reported a delay to the start of the early and main works due in part to the challenge and delay on the CPO1 and CPO2 decisions. A decision will be made by the High Court in July 2018. As a result, the overall scheme has been delayed by six months until January 2019.

Brent Cross South - the Reserved Matters Application for Plot 12 was submitted in October 2017 and the Phase 1BS application was approved by Planning Committee in February 2018. A temporary open space application was made to ensure an acceptable amount of open space is maintained during the development while work is taking place to improve existing green areas.

Brent Cross Thameslink - the planning application for the rail freight facility was approved in February 2018, whilst the planning application for the waste transfer station was deferred until July 2018. The new station's name will be 'Brent Cross West'. Work is underway with Network Rail to mitigate impacts from Carillion.

Discussions with Network Rail to sign the Asset Protection Agreement are nearing completion.

- **Regenerating Colindale** - the Colindale programme continued to take shape with resources agreed to project manage a range of activities from public parks, public realm, highway improvement proposals and a proposed initiative to improve accessibility at Colindale Station.

Subsequent to approval of the application for Montrose and Silkstream parks improvements in the autumn 2017, work has progressed on the Youthzone project and various funding applications have been made.

Transport for London (TfL) approved in principle the new tube station and over station development in January 2018. The Liveable Neighbourhood Bid for Colindale Avenue was re-submitted. An initial meeting to look at the co-ordination of the Colindale Avenue widening scheme has taken place with TfL and Redrow.

Consultation was carried out with key stakeholders on the Controlled Parking Zones (CPZ) required as part of the council office development. The findings of the consultation led to minor changes to the CPZ scheme and it was presented to Hendon Area Committee in February 2018.

A further seven secure tenants from the Grahame Park Concourse moved into the final Plot 6 social rented properties. The Heybourne Park scheme is on hold until remaining issues are resolved. The Mayor of London refused the planning application for Plots 10, 11 and 12, delaying the whole scheme. The GLA and Genesis Housing will draw up a new detailed design for Plots 10 and 11, with an outline design for Plots 12, 13, 14 and 15. Following the Mayor's direction, the council issued a refusal notice paving the way for Genesis to submit an appeal to the Secretary of State.

- **Delivering the Development Pipeline** – the contractor for the 53-unit extra care scheme at Moreton Close reported a delay due to the foundations of the scheme being under-engineered. The scheme will now be completed in December 2018. The Full Business Case for the 50-unit extra care scheme at Stag House was approved in March 2018. The vacant possession of the ground floor commercial property is subject to a court hearing in June 2018. A 75-unit extra care scheme is planned as part of the development of Cheshir House.

The Business Case for the Microsites programme, delivering affordable and specialist housing on smaller scale infill sites across the borough, was approved. Phase 1 will deliver 10 affordable rented homes across four sites, including eight wheelchair accessible bungalows.

Tranche 1 (mixed tenure schemes) sought to deliver 289 new homes of mixed tenure. Planning consent was obtained for the bulk of the new homes in June 2015 with Moxon Street following in November 2016. However, a pre-contract services agreement with Wates concluded in September 2016 when the council opted not to proceed with Wates as the construction contractor. Discussions are continuing with Re in respect of the commercial implications of this decision. Following conclusion of these discussions, a report on the way forward for Tranche 1 will be submitted to ARG Committee.

For Tranche 3 (affordable housing on infill sites), the timely transfer of land to Open Door Homes has been a challenge, delaying progress and resulting in financial costs

to the council and TBG. Nine out of 21 sites in Tranche 3 were transferred to Open Door Homes.

- **Helping people into work** – Barnet is part of the West London Alliance (WLA), which is leading on sub-regional work on employment and skills. The WLA Skills, Employment and Productivity Strategy was agreed at the Economic Prosperity Board in February 2018. The devolved Work and Health programme has been implemented, with Groundwork as the provider in Barnet.

Work to support the roll out of the apprenticeship levy continues. The council has taken on 14 apprentices (against a target of 44). Barnet's community schools have taken on 10 apprentices and Re has taken on 49 apprentices with developers on Barnet's regeneration sites. This has been the first year of the new national apprenticeship framework and while progress has been made, the council is dependent on new apprenticeship standards being developed that are suitable and appropriate to the types of roles and work undertaken by a local authority. Once further apprenticeship standards are developed more opportunities for apprenticeship starts will be available that will better enable the council to achieve its target going forward.

Universal Credit roll out has been confirmed for May 2018. Barnet Homes is working with council partners to ensure that people who are struggling to manage the changes have access to budgeting and digital support alongside help to find work.

A range of employment projects are available to local residents including the BOOST Projects, Skills Escalator, Mental Health and Employment trailblazer and the Work and Health Programme. The BOOST projects have engaged 750 people this year and supported over 180 into work.

- **Investing in key town centres and making Barnet the best place in London to be a small business** - consultations on the Supplementary Planning Document for North Finchley and Golders Green town centres were completed. Plans to 'curate' the town centre in North Finchley progressed with the council approving the proposal to enter into a Land Agreement with developer Jonathan Joseph. Plans are underway to open business workspace in Chipping Barnet, North Finchley and East Finchley in the spring 2018.

TfL successfully bid for almost £10m of Housing Infrastructure Funding to support a commercial and residential scheme at Finchley Church End that will support delivery of the town centre plans.

The fifth round of the Entrepreneurial Barnet competition took place in March 2018. Three finalists from Middlesex University undergraduate, postgraduate and resident categories presented, with a healthy mealtime app 'Mini Mealtimes' winning.

- **Improving planning and enforcement** – the planning service is in the top 10 nationally for both application numbers and planning enforcement activity. The service was shortlisted for 'Team of the Year' in the 2018 Local Government Chronicle Awards demonstrating that improvements have been sustained. The 20 per cent planning fee increase, which came into effect in January 2018, will be used to fund service improvements.

Performance indicators

- 1.4 The EOY 2017/18 position for the basket of indicators in the Theme Committee's Commissioning Plan has been set out in table 1 below. This shows that 43% of

indicators have met the annual target; and 60% have improved or stayed the same since last year.

Table 1: Theme Committee Indicators (EOY 2017/18)

Theme Committee	Green	Green Amber	Red Amber	Red	Improved/Same	Worsened	Monitor only	No. indicators
ARG	43% (3)	43% (3)	0% (0)	14% (1)	60% (6)	40% (4)	4	11

1.5 One ARG indicator in the Corporate Plan has not met the annual target; and three indicators (the latter) in the ARG Commissioning Plan have not met the annual target. Comments on performance for these indicators are provided below.

- Re/S1 Business survival rate across the borough (number of Barnet businesses surviving for more than 2 years) (RAG rating GREEN AMBER)** – 3.9% against annual target of 6.2%. Barnet’s 70.5% business survival rate was a 3.9% points improvement on the 2011 baseline. However, this was short of the 6.2% points improvement target. Comparable boroughs (Brent, Bromley, Harrow, Havering) recorded an average business survival rate of 76.5%. Several workstream activities supporting the Entrepreneurial Barnet agenda are monitored via an annual plan. This will continue to be reviewed to explore ways that local businesses can be further supported.
- CG/C35 Average time taken to process requests for Full Official Searches (online and post) in Land Charges (days) (RAG rated GREEN AMBER)** – 3.09 days against annual target 3.0 days. This indicator failed in Q4 2017/18 (3.98 days), which impacted on the annual result. This was due to higher volumes (34% above the monthly average) and the unexpected departure of a key member of staff in February 2018.
- CG/C24 Running costs of estate (RAG rated GREEN AMBER)** - £5.03m against annual target of £4.47m. The overspend is due to costs incurred for the re-location of Street Scene and Greenspaces services from Mill Hill depot, plus rate, rent and service charge increases and additional security.
- CG/C26 Barnet council apprenticeships (RAG rated RED)** – 14 against annual target of 44. An additional 10 apprenticeship starts have been created in Barnet’s Community Schools. This has been the first year of the new national apprenticeship framework and while progress has been made, the council has been dependent on new apprenticeship standards being developed that are suitable to the roles and work undertaken. The council remains committed to providing apprenticeship opportunities and aims to create more apprenticeship opportunities in 2018/19.

Corporate Plan Indicators ¹									
Ref		Indicator	Polarity	Period Covered	2017/18 Annual Target	2017/18 EOY Result	2016/17 EOY Result	DOT Long Term (From EOY 2016/17)	Benchmarking
CPI	KPI001 (A&A)	Compliance with planning application statutory timescales (for major, minor, other applications)	Bigger is Better	Apr 2017 - Mar 2018	75%	85.6% (G)	83%	▲ Improving	No benchmark available
CPI	REGEN KPI01	New homes completed ²	Bigger is Better	Apr 2017 - Mar 2018	2,313	1,183 ³	2,230	▼ Worsening	No benchmark available
CPI	CG/C25	Income from the estate	Bigger is Better	Apr 2017 - Mar 2018	£3.76m ⁴	£4.05m (G)	£3.72m	▲ Improving	No benchmark available
CPI	Re/S1 (Annual)	Business survival rate across the borough (number of Barnet businesses surviving for more than 2 years)	Bigger is Better	Apr 2017 - Mar 2018	5%pts more than comparable boroughs (6.2%pts)	3.9% ⁵ (GA)	7.6%	▼ Worsening	Comparable boroughs 76.5% (2017, NOMIS)

¹ The Monitor indicators have been included for information.

² This indicator measures all new homes in the borough (including as part of regeneration schemes and private development schemes).

³ This is a provisional result (1,183) as at March 2018, so no RAG rating applied. Further information on completions will be added to the GLA database over the summer; and the final result will be published in the GLA Annual Monitoring Report in May 2019. Last year's result (2,230) is the final result, as published in the GLA Annual Monitoring Report in May 2018.

⁴ Published proposed annual target of £3.37m now finalised as £3.76m.

⁵ This indicator compares Barnet's rate of improvement (from a 2011 baseline) with comparable boroughs (Brent, Bromley, Harrow, Havering). The comparable boroughs business survival rate of 76.5% represents a 1.32% pts improvement on the 2011 baseline position. Barnet's 70.5% business survival rate represents a 3.90% pts improvement on its 2011 baseline. The target represents the achievement of a minimum 6.2% pts.

Corporate Plan Indicators ¹									
Ref	Indicator	Polarity	Period Covered	2017/18 Annual Target	2017/18 EOY Result	2016/17 EOY Result	DOT Long Term (From EOY 2016/17)	Benchmarking	
CPI	Re/S3 (Annual)	Reduce the number of "Vacant High Street Properties" across the borough	Smaller is Better	Apr 2017 - Mar 2018	2.5% better than comparable boroughs (5.98%pts)	5.7% ⁶ (G)	5.7%	↔ Same	Comparable boroughs 6.78% (2017, NOMIS)
CPI	CG/S27	Percentage of council spend (excluding direct debits) with local businesses	Bigger is Better	Apr 2017 - Mar 2018	Monitor	31%	23%	▲ Improving	No benchmark available
CPI	CG/S1	Unemployment (of people on out of work benefits)	Smaller is Better	Jan 2017 – Dec 2017	Monitor	4.4% (Jan – Dec 2017)	4.9% (Jan – Dec 2016)	▲ Improving	London 5.3%, National, 4.4% (April 2018, (Nomisweb)

Commissioning Plan Indicators ⁷								
Ref	Indicator	Polarity	Period Covered	2017/18 Annual Target	2017/18 EOY Result	2016/17 EOY Result	DOT Long Term (From EOY 2016/17)	Benchmarking

⁶ This indicator compares Barnet's rate of improvement (from a 2011 baseline) with comparable boroughs (Croydon, Havering and Hounslow). The comparable boroughs vacancy rate of 6.78% represents a 5.82% pts improvement on the 2011 baseline position. Barnet's 5.73% vacancy rate represents a 7.57% pts improvement on its 2011 baseline. The target represents the achievement of a minimum 5.98% pts.

⁷ The Monitor indicators have been included for information.

Commissioning Plan Indicators ⁷									
Ref		Indicator	Polarity	Period Covered	2017/18 Annual Target	2017/18 EOY Result	2016/17 EOY Result	DOT Long Term (From EOY 2016/17)	Benchmarking
SPI	CG/C35 (KP001 LC)	Average time taken to process requests for Full Official Searches (online and post) in Land Charges (days)	Smaller is Better	Apr 2017 - Mar 2018	3.0	3.09 (GA)	3.0	▼ Worsening	No benchmark available
SPI	CG/C35	Homes started on site through the development pipeline programme	Bigger is Better	Apr 2017 - Mar 2018	Monitor	97	New for 2017/18	New for 2017/18	No benchmark available
SPI	CG/C24	Running costs of estate (designated civic buildings only)	Smaller is Better	Apr 2017 - Mar 2018	£4.47m	£5.03m (GA)	£5.7m	▲ Improving	No benchmark available
SPI	CG/C26	Barnet council apprenticeships	Bigger is Better	Apr 2017 - Mar 2018	44	14 (R)	15	▼ Worsening	No benchmark available

Risk management

1.5 ARG risks are held on the Re joint risk register. This includes 24 risks overall (including regeneration risks), which are being managed in line with the council's risk management framework. None are high level risks with a residual risk score of 15 or above.

2 REASONS FOR RECOMMENDATIONS

- 2.1 These recommendations are to provide the Committee with the necessary information to oversee the performance of the Commissioning Plan 2017/18 addendum. This paper enables the council to meet the budget agreed by Council on 7 March 2017.

3 ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 None.

4 POST DECISION IMPLEMENTATION

- 4.1 None.

5 IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 The report provides an annual overview of performance, including budget outturn for revenue and capital, progress on key activities, indicators that have not met the annual target and management of high level risks.

- 5.1.2 The EOY 2017/18 results for all Corporate Plan and Commissioning Plan indicators are published on the Open Barnet portal at <https://open.barnet.gov.uk/dataset>

- 5.1.3 Robust budget and performance monitoring are essential to ensure that there are adequate and appropriately directed resources to support delivery and achievement of council priorities and targets as set out in the Corporate Plan and Commissioning Plans. In addition, adherence to the Prudential Framework ensures capital expenditure plans remain affordable in the longer term and that capital resources are maximised.

- 5.1.4 Relevant council strategies and policies include the following:

- Corporate Plan 2015-2020
- Corporate Plan - 2016/17 Addendum and 2017/18 Addendum
- Commissioning Plans
- Medium Term Financial Strategy
- Treasury Management Strategy
- Debt Management Strategy
- Insurance Strategy
- Risk Management Framework
- Capital, Assets and Property Strategy.

- 5.1.5 The priorities of the council are aligned to the delivery of the Health and Wellbeing Strategy.

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

5.3 Legal and Constitutional References

- 5.3.1 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.

- 5.3.2 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.
- 5.3.3 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 Assets, Regeneration and Growth Committee include: (5) To receive reports on relevant performance information and risk on the services under the remit of the Committee.
- 5.3.4 The council’s Constitution, Financial Regulations Part 17, Financial Regulations section 2, paragraphs 2.412 - 13 state:
- Allocations from the central contingency relating to planned developments will be approved by the Chief Finance Officer, following the receipt from a Chief Officer of a fully costed proposal to incur expenditure that is in line with planned development (including full year effect). Where there is a significant increase in the full year effect (£250,000) the contingency allocation must be approved by the Policy and Resources Committee.
 - Allocations from the central contingency for unplanned expenditure, including proposals to utilise underspends previously generated within the service and returned to central contingency, will be approved by the Chief Finance Officer in consultation with the Chairman of Policy and Resources Committee.
 - Where there are competing bids for use of underspends, additional income or windfalls previously returned to central contingency, priority will be given to the service(s) that generated that return. Allocations for unplanned expenditure over £250,000 must be approved by Policy and Resources Committee.
- 5.3.5 Financial Regulations, paragraphs 2.4.16 states; the Chief Finance Officer (section 151 officer) will report in detail to Performance and Contract Management Committee at least four times a year, at the end of each quarter, on the revenue, capital budgets and wider financial standing.
- 5.3.6 The council’s Constitution, Financial Regulations section 2 paragraph 2.4.3 and 2.4.5 states amendments to the revenue budget can only be made with approval as per the scheme of virements table below:

Virements for allocation from contingency for amounts up to £250,000 must be approved by the Section 151 Officer in consultation with appropriate Chief Officer
Virements for allocation from contingency for amounts over £250,000 must be approved by Policy and Resources Committee
Virements within a service that do not alter the bottom line are approved by Service Director
Virements between services (excluding contingency allocations) up to a value of £50,000 must be approved by the relevant Chief Officer
Virements between services (excluding contingency allocations) over £50,000

and up to £250,000 must be approved by Chief Officer and Chief Finance Officer in consultation with the Chairman of the Policy and Resources Committee and reported to the next meeting of the Policy and Resources Committee
Virements between services (excluding contingency allocations) over £250,000 must be approved by Policy and Resources Committee

Capital Virements
Policy & Resources Committee approval is required for all capital budget and funding virements and yearly profile changes (slippage or accelerated spend) between approved capital programmes i.e. as per the budget book. The report must show the proposed: i) Budget transfers between projects and by year; ii) Funding transfers between projects and by year; and iii) A summary based on a template approved by the Section 151 Officer
Policy and Resources Committee approval is required for all capital additions to the capital programme. Capital additions should also be included in the quarterly budget monitoring report to Performance and Contract Management Committee for noting.
Funding substitutions at year end in order to maximise funding are the responsibility of the Section 151 Officer.

5.4 Risk Management

- 5.4.1 Various projects within the council's revenue budget and capital programme are supported by time-limited grants. Where there are delays to the implementation of these projects, there is the risk that the associated grants will be lost. If this occurs either the projects will be aborted or a decision to divert resources from other council priorities will be required.
- 5.4.2 The revised forecast level of balances needs to be considered in light of the risk identified in 5.4.1 above.

5.5 Equalities and Diversity

- 5.5.1 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.
- 5.5.2 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.
- 5.5.3 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.

5.5.4 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.

5.5.5 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

5.6 Consultation and Engagement

5.6.1 During the process of formulating budget and Corporate Plan proposals for 2015-2020 onwards, four phases of consultation took place:

Phase	Date	Summary
Phase 1: Setting out the challenge	Summer 2013	The council forecast that its budget would reduce by a further £72m between 2016/17 and 2019/20, setting the scene for the PSR consultation
Phase 2: PSR consultation to inform development of options	October 2013 - June 2014	Engagement through Citizen's Panel Workshops which focused on stakeholder priorities and how they would want the council to approach the Priorities and Spending Review An open 'Call for Evidence' asking residents to feedback ideas on the future of public services in Barnet.
Phase 3: Engagement through Committees	Summer 2014	Focus on developing commissioning priorities and MTFs proposals for each of the 6 committees Engagement through Committee meetings and working groups
Phase 4: Strategic Plan to 2020 Consultation	December 2014 – March 2015	A series of 6 workshops with a cross section of residents recruited from the Citizens Panel and Youth Board, plus two workshops with users ⁸ of council services. An online survey (17 December 2014 – 11 February 2015)

⁸ One "service user" workshop was for a cross section of residents who are users of non-universal services from across the council. The second workshop was for adults with learning disabilities.

6 BACKGROUND PAPERS

- 6.1 Council, 3 March 2015 (Decision item 12) – approved Business Planning 2015/16 – 2019/20, including the Medium-Term Financial Strategy.
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=692&MId=7865&Ver=4>
- 6.2 Council, 14 April 2015 (Decision item 13.3) – approved Corporate Plan 2015-2020.
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=162&MId=7820&Ver=4>
- 6.3 Council, 4 April 2016 (Decision item 13.1) – approved 2016/17 addendum to Corporate Plan.
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=162&MId=8344&Ver=4>
- 6.4 Council, 7 March 2017 – approved 2017/18 addendum to Corporate Plan.
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=162&MId=8819&Ver=4>

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Assets Regeneration and Growth Committee

14 June 2018

Title	Brent Cross Cricklewood Update Report
Report of	Councillor Daniel Thomas
Wards	Childs Hill, Golders Green and West Hendon
Status	Public with accompanying exempt report
Urgent	No
Key	Yes
Enclosures	None
Officer Contact Details	Karen Mercer, Programme Director Re, Karen.Mercer@barnet.gov.uk , 0208 359 7563

Summary

This report provides a progress update since the last Committee on 12 March 2018 on key areas of activity and progress across the Brent Cross Cricklewood (BXC) programme. It notes that the CPO3 Order has been confirmed by the Secretary of State. On Brent Cross London (BXN) it provides an update on the delivery programme and notes that early enabling works are scheduled to begin in June 2018. It also notes that reserved matters applications for the next residential development plots within Brent Cross South (BXS) are being developed and are expected to be submitted Autumn 2018. The report also provides a progress update on the Thameslink programme, advising that the Mayor has approved the application for the Rail Freight Facility allowing the LPA to issue planning consent. Furthermore the Early Works Implementation contract with Network Rail is about to be entered into. The detailed Implementation Agreement for the main Rail Works will be reported to the Committee in September 2018.

Recommendations

That the Committee:

- 1) Note the content of this report and progress made on the BXC

workstreams across the programme as set out in paragraph 1.1;

- 2) Note that the CPO3 Order was confirmed by the Secretary of State on 15 May 2018;**
- 3) Note that the Implementation Agreement for early works will be entered into with Network Rail imminently.**
- 4) Delegate authority to the Deputy Chief Executive in consultation with the Chairman of the Committee to finalise and approve the heads of terms in relation to the Funding Development Agreement (“FDA”) to be entered into between the Brent Cross London Partners and L&Q to deliver the relocation of the Part 1 Whitefield Estate and to authorise the Deputy Chief Executive to confirm that such agreement be completed as contemplated by and referred to in the Brent Cross North Property Development Agreement signed on 11 July 2016 as set out in paragraph 1.8.**

1. WHY THIS REPORT IS NEEDED

1.1 This report provides a progress update on the comprehensive regeneration of the Brent Cross Cricklewood area since the last Committee meeting on 14 March and seeks the required approvals to ensure that the project momentum is maintained. The Committee is asked to note:

- The content of this report and progress made on the BXC workstreams across the programme.
- That the CPO3 Order was confirmed by the Secretary of State on 15 May 2018
- The hearing date for the High Court Challenge in respect of CPO1 and CPO2 Orders is 5 July 2018.
- Brent Cross London (BXL) partners are scheduled to commence early works utility diversions in June 2018 with the main shopping centre and infrastructure contract works commencing January 2019 as explained in paragraphs 1.3, 1.4 and 1.5 of this report.
- That, the BXL Partners are finalising the contractual arrangements with L&Q to deliver the CPO1 replacement homes for the Whitefield Estate and are intending to exchange documents in the next two weeks. Committee approval is sought to enable the Council to enter into the required legal agreements as explained in paragraph 1.8.
- Following the approval of the first Brent Cross South (BXS) plot 12 in February, the southern developer is developing planning applications for the

next two plots (Plots 11 and 13) as well as a temporary open space application for submission later this year.

- Officers are continuing to explore options for reinvesting the Council Land Value in BXS to secure a revenue stream as authorised by the Committee on 24 July 2017.
- That following the Committee approval of the Thameslink Procurement Strategy on 24 April 2017 and update to the Committee on 27 November 2017, the Chief Executive, in consultation with the Chairman of the Committee has finalised the procurement strategy for the work package for the waste facility, which was approved on 26 January 2018.
- The Council is about to enter into an Implementation Agreement with Network Rail to deliver the early works for the Thameslink programme. This work includes invasive species clearance and ground remediation. The physical work will begin in early June. These works have been procured through Network Rail using their framework contractor, Murphys.
- That, as previously reported, the detailed Implementation Agreement with Network Rail to deliver the Station and Sidings will be negotiated ahead of consideration by the Committee on 17 September and 27 November 2018.
- That, as set out in the report to the Policy and Resources Committee on 11 June 2018, a detailed report will be prepared for Policy and Resources Committee later this year detailing the Thameslink funding strategy against the six financial tests previously agreed by the Committee to consider the required capital commitment to fund the station project.
- That, Officers are finalising the delegated powers report and supporting information to enable the Deputy Chief Executive to appropriate the Council-owned land for planning purposes subject to complying with the statutory procedures for such appropriation and obtaining any necessary consents. (paragraphs 1.47 – 1.50).

Project Update

Brent Cross London

- 1.2 Following the approval of the reserved matters application (RMA) for Phase1B (North) for the detailed design of the shopping centre last October 2017, the Brent Cross London Partners (BXL) are continuing to finalise the contractual details for the third party investment and construction contracts alongside securing the necessary planning and highway approvals to ensure a start on site this year. It is anticipated that required lease restructuring will take place shortly.
- 1.3 Planning approvals are now in place for Early Works comprising utility and services diversions which are needed to facilitate the first northern phases of the development. The approvals include a Construction Environmental

Management Plan, Construction Traffic Management Plan and Site Waste Management Plan in relation to the detail of the works proposed.

- 1.4 The BXL Partners have appointed the contractor Murphys to undertake the early works and utility diversions works that will begin on site in June. The Council's Planning and Highways teams have worked closely with TfL and Hammerson and Aberdeen Standard Investments (HASI) to ensure the works are delivered in a way to minimise disruption to road users.
- 1.5 Laing O'Rourke has been selected as the preferred contractor for Phase 1B works and contracts are being negotiated to enable mobilisation in September 2018 for the January 2019 start.
- 1.6 BXL have confirmed they have selected the preferred contractor for Phase 1A Highways and Infrastructure package, and will be making a public announcement shortly.
- 1.7 The BXL Partners have submitted final approval in principle designs for the highways and bridge structures for approval by the Highways Authorities (LBB, TfL and Highways England) for anticipated sign off towards the end of June 2018. Negotiations are also continuing on the required Infrastructure Agreements to undertake the necessary works to the public highway and ensure the delivery of the significant road infrastructure improvements.
- 1.8 As previously reported to the Committee, the BXL Partners had reached an in-principle agreement for L&Q to enable BXL to deliver the CPO1 replacement homes for the Whitefield Estate on Plots 53 and 54 of the development in the first phase in accordance with the BXL legal documentation signed on 11 July 2016. The BXL Partners have now finalised the contractual arrangements and wish to exchange documents in the next two weeks.
- 1.9 The Council is required to be party to this transaction in its capacity as freeholder of the relocation site (Plots 53 and 54) as already agreed in the BXL legal documentation and also to ensure that the Council retains the necessary step in rights in the event of non performance to protect its residents and also to ensure the regeneration programme is maintained. Consequently, the Committee's approval is sought to enter into the legal documentation. Consultation with the residents is ongoing as set out in the consultation section of this report.
- 1.10 As reported to the Committee in March, the main construction works for the Brent Cross London development (Phase 1A Infrastructure and the Phase 1B Shopping Centre works) are now expected to commence in January 2019. The BXL Partners are in the process of preparing and submitting detailed information to satisfy the pre-commencement planning conditions which are required to be discharged before works can start. This is programmed across the rest of 2018 in the lead up to start on site for main works.
- 1.11 The target completion date for the shopping centre is March 2023 as previously reported.

Brent Cross South

- 1.12 Following the Committee's approval of the final revised BXS Business Plan on 24 July 2017, approval of the BXS Joint Venture Limited Partnership (JVLP) First Phase Proposal (FFP) and determination by the Chief Executive that the best value consideration test for disposing of Council land has been met on 24 November 2017, Senior Officers are continuing to explore the options on how to invest the Council's Land Value (totalling £10.5m) to secure a long term revenue stream. As reported to the last Committee a firm proposal will be reported to the Committee later this year for decision.
- 1.13 The reserved matters application for Phase 1B (South) for the first buildings on Plot 12 within Brent Cross South was unanimously approved by the Planning Committee on 21 February 2018.
- 1.14 The Local Planning Authority (LPA) are now in pre-application discussions with BXS in relation to the detailed designs for Plots 11 and 13. RMAs for these plots will be submitted in October 2018 to meet the deadlines in the outline planning consent for BXC. There will also be an application in the summer to amend the masterplan to retain Claremont Road and allow a more pedestrian friendly route from the Living Bridge to Clitterhouse Playing Fields to be created.
- 1.15 BXS are also preparing details for the Temporary Open Space (TOS) which is required to be provided under the terms of the outline planning permission to off-set the closure of Clarefield Park in the short term. The TOS will be one of the first improvements to be delivered as part of BXS.
- 1.16 Works on BXS are anticipated to commence in early 2019 following commencement of the main works the Brent Cross London shopping centre expansion and the Brent Cross West Thameslink station project, with first residential completions expected in 2020.

Brent Cross West Thameslink Station

- 1.17 The Council is continuing to work with its public sector partners GLA, HM Treasury, Ministry of Housing, Communities and Local Government (MHCLG) and the Department for Transport as well as Network Rail to deliver the new Brent Cross West Thameslink Station and associated infrastructure within the regeneration area.
- 1.18 As previously reported, the GRIP4 approval in principle design work was signed off by Network Rail on 28 February 2018, thereby achieving GRIP 4 stage gate sign off. GRIP 5 Detailed Design is anticipated to commence in July 2018 for the replacement rail sidings and station. The GRIP 5 design activity will progressively complete Approved for Construction (AFC) drawings so that construction works can commence in December 2018, after the BXL works have commenced.
- 1.19 Having achieved the GRIP 4 milestone, the Brent Cross West delivery team are continuing to work through the construction and logistics detailed programmes.

- 1.20 The new station design is progressing along the chosen option of 4 platforms, with a single bridge serving the purpose of a public right of way footbridge, as well as access to the new platforms.
- 1.21 Early works comprising vegetation clearance, invasive species treatment and removal, and removal of construction spoil from the Network Rail land are due to commence by the end of June. The Council is about to enter into an Implementation Agreement (Early Works) with Network Rail to deliver these works. A temporary rail line will be installed to minimise the number of vehicle movements to and from the site.
- 1.22 The planning application for the Rail Freight Facility (RFF) was approved by the Planning Committee on 8 February 2018 subject to referral to the Mayor of London. The Mayor has now considered the RFF planning application (ref. 17/5761/EIA) and issued his Stage 2 report on 29 May 2018.
- 1.23 This report is available to view on the Greater London Authority's website (<https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/planning-application-search/400-cricklewood-railway-yard>). As a result, the Council is now able to issue the planning decision.
- 1.24 The report did refer to the waste sites within the BXC area and acknowledged that the new NLWA waste facility (currently subject to a separate planning application as referred below) provides capacity to allow the existing waste sites to be closed but considers that this leaves a shortfall of 35,000 tons per annum that needs to be provided elsewhere.
- 1.25 Following the statutory consultation on the planning application for the Waste Transfer Station at the end of last year, the LPA has been in discussions with the Thameslink delivery team in relation to the design of the road junction on the A5/Edgware Road that will serve the facility, and have undertaken further strategic traffic modelling and environmental assessments. This further supporting information will be submitted to the LPA in June, and will be subject to a period of public consultation and review by the LPA, before the planning application can be reported to the Planning Committee later this year.
- 1.26 The detailed design of the replacement rail sidings is being progressed. Two drop-in planning applications will be submitted in the summer for: 1) the compound and associated facilities that are needed to operate the existing and relocated sidings; and 2) the sidings track layout and associated rail connections. It is anticipated that a reserved matters application for the station will follow in early summer.
- 1.27 As explained in section 5.7 of this report, the Council is holding public consultations and stakeholder sessions as well as meetings with local residents to support the Waste and Freight Facility planning applications. Further consultations will take place throughout the summer to support the programme.

Network Change

- 1.28 As previously reported to the Committee, Network Rail are taking the lead as the project sponsor for the regulatory processes that must be followed when a material change is proposed to the operation of the rail network, such as providing the Thameslink Station and Stabling/Sidings. This process is referred to as 'Network Change'.
- 1.29 The Network Rail Sponsor issued the draft part 2, the 'Notice of Intended Scope' to the railway stakeholders. Final responses from the main stakeholders were received by Network Rail on 26 January 2018 and are currently being considered. The formal notice of intended scope was issued in March 2018 with the formal approval expected by the end of June 2018.

Procurement and Delivery

- 1.30 As previously reported, the Thameslink Works programme is divided into a number of different work packages. Following the Committee approval in respect of the Station Works Procurement Strategy on 24 April 2017, the Council has undertaken a detailed review of the proposed options.

Station and Sidings Early Works

- 1.31 As previously reported, the early works will focus on the sidings area and includes the removal of construction spoil as well as removal/treatment of vegetation and invasive species, a temporary haulage road and site clearance and remediation. The Committee delegated authority to the Deputy Chief Executive in consultation with the Chairman of the Committee to agree and take all necessary steps to enter into Implementation Agreements with Network Rail for early works. As reported above the Early Works Implementation Agreement between the Council and Network Rail is about to be entered into following the publication of the Delegated Powers Report.
- 1.32 The Early Works have been procured through Network Rail's procurement framework. Network Rail has engaged the contractor Murphys to undertake these works following the liquidation of Carillion, who had been instructed to date by Network Rail on the project. Letters have been issued to lineside neighbours by Network Rail, and physical works on site are scheduled to begin in June.
- 1.33 As mentioned above, the GRIP 5 design works are anticipated to start in July 2018. Early contractor engagement has commenced under the existing Design Services Agreement (DSA) with Network Rail to minimise the amount of design rework required and ensure continuity in the design process.

Station and Sidings Main Works Rail Systems and Station

- 1.34 The Committee previously approved in principle that the Council procure Network Rail to deliver the Brent Cross West Station and Sidings and that the Deputy Chief Executive negotiates the detailed Implementation Agreement for consideration by the Committee in September 2018.

- 1.35 This negotiation is now underway. The draft Implementation Agreement will be reported to the Assets, Regeneration and Growth Committee on 17 September 2018. This report will detail the main contractual obligations and will provide a cost estimate subject to Network Rail's internal governance procedures. The final Implementation Agreement will then be reported to the Committee on 27 November 2018 for final approval. It is anticipated that the Agreement will then be entered into following approval by the Policy and Resources Committee of the funding strategy to make the capital commitment, having been satisfied that the six tests have been met and also the commencement of Brent Cross London.
- 1.36 In this regard, the Business Planning report to the Policy and Resources Committee on 11 June 2018 advises that a detailed report will be prepared for Policy and Resources Committee later this year detailing the funding strategy against the six financial tests agreed by the Policy and Resources Committee to consider whether to make the required capital commitment to fund the station project.
- 1.37 The Committee will recall that the Council's investment in the station is dependent on the Brent Cross London Partners commencing the shopping centre development (which secures the business rates growth).

Waste Transfer Station

- 1.38 The Procurement Strategy to engage Grahams to construct the new facility through the existing Council procurement framework was approved by the Chief Executive in consultation with the Chairman of the Committee on 26 January 2018. As previously reported to the Committee, early contractor engagement through RIBA 4 stage design is essential to de-risk design changes through the build process.
- 1.39 The Council is continuing to engage closely with NLWA throughout the design process and contractor selection to ensure that the new facility meets NLWA requirements as well as fulfilling the Council obligations to deliver the new facility as required through the legal documentation. Work on site is expected to commence in late 2018.

Rail Freight Facility

- 1.40 In relation to the Rail Freight Facility (package D), DB Cargo are obligated to deliver the facility by 30 June 2018 under the terms of the Settlement Agreement. Due to delays to achieving planning approval, the delivery of the facility is delayed and a revised programme is being agreed and will be reported to Committee later this year. Officers will also re-instate the regular dialogue meetings between DB Cargo and local residents to keep the local community updated as to programme. This delay will not impact on the opening of the station in May 2022.

BXC Assurance Review

- 1.41 As noted at the last meeting, the Council, along with its public sector partners commissioned an Assurance Review led by HM Government Infrastructure & Projects Authority (IPA). The review took place 27-30 November. An action plan has been prepared to respond to the recommendations and is being progressed.
- 1.42 A follow up review is being scheduled for late Summer to ensure compliance with the recommendations of the review, and gauge if any further areas should be explored.

BXC Land Assembly

CPO1 AND CPO2

- 1.43 The Secretary of State confirmed both CPO1 and CPO2 Orders on 7 December 2017. The required Confirmation Notices pursuant to Section 15 of the Acquisition of Land Act 1981 in respect of the Orders were published on 4 January 2018.
- 1.44 This commenced the relevant period for which third parties could submit a challenge to the decision. This period expired on 15 February 2018. On 13 February 2018, a claim was received challenging the validity of both Orders by the owners of land that falls with CPO2. The hearing date for the claim has been set 5 July 2018.

CPO3

- 1.45 The Secretary of State confirmed CPO3 15 May 2018. The required Confirmation Notices pursuant to Section 15 of the Acquisition of Land Act 1981 in respect of the Order are due to be published on 7 June 2018, commencing the six week period within which third parties can submit a challenge to the decision.

Land acquisitions under the Brent Cross Property Development Agreement and Co-operation Agreement

- 1.46 As previously reported, at the meeting on 27 November 2017 the Committee delegated authority to the Deputy Chief Executive, in consultation with the Chairman of the Committee, to exercise the Council's call options under the PDA and Co-Operation Agreement with the BXL Partners to acquire the sites to facilitate the BXS and Thameslink Station projects. The necessary enquires are now being undertaken for these call options to be exercised.

Land Appropriation

- 1.47 As previously reported to the Committee, the Council needs to dispose of land within its freehold ownership to the developers in order to deliver the regeneration of the Brent Cross Cricklewood area. Parts of the Council's land are subject to third party rights which could prevent the intended development and use of the land. The Council will, in conjunction with the CPO process, need

to consider appropriating those parcels of land that have previously been held for other purposes to planning purposes prior to the commencement of development pursuant to s 226 of the Town and Country Planning Act 1990. Once they are duly appropriated to planning purposes, section 203 of the Housing and Planning Act 2016 (“the 2016 Act”) will operate to extinguish any private rights or covenants that might otherwise impede the implementation of the consented development. Compensation may become payable to those who can assert a valid claim that their rights are so extinguished and/or affected under s 204 of the 2016 Act.

- 1.48 In order to appropriate the land to planning purposes to enable section 203 to be engaged, the Chief Executive will need to be satisfied that the Council could have compulsorily acquired the land under section 226 of the Town and Country Planning Act 1990 (“the 1990 Act”) and therefore that the proposed development, redevelopment or improvement of the land intended to be appropriated to such purposes is likely to contribute to the achievement of the environmental, social and economic well-being of the area.
- 1.49 Consequently on 12 December 2016, the Committee delegated authority to the Chief Executive to consider whether to appropriate to planning purposes Council-owned land within the red line planning application boundary for the scheme (Appendix 1 attached to the report) which is held by the Council for other purposes and, if considered appropriate to do so, to effect the appropriation of such land to planning purposes subject to complying with the statutory procedures for such appropriation and obtaining any necessary consents. Any decisions to appropriate particular parcels of land will be the subject of a delegated powers report at the relevant time identifying the land in question and evidencing compliance with the statutory requirements. It will also be necessary to obtain the Secretary of State’s consent to the appropriation of certain categories of land (for example where land consists of a house or part of a house Secretary of State’s consent will be required pursuant to Section 19(2) of the Housing Act 1985 or s 233 of the 1990 Act.).
- 1.50 The Council has undertaken the necessary consultation and statutory advertisements for any open space. The required notices for open space have been placed and no responses received. Now that the CPO1 and CPO2 Orders have been confirmed, the Council is finalising a full Delegated Powers Report explaining the reasoning for appropriating the land, evidencing that all the legal requirements as they apply to the various different types of land have been complied with.

Ground 10A – Whitefield Estate

- 1.51 In order to meet the programme dates, the Council will be issuing the Ground 10A notices to council tenants within the Whitefield Estate in July 2018. This is to ensure that it can gain vacant possession of occupied council properties in a timely manner and that residents are kept fully informed throughout this whole process.

2. REASONS FOR RECOMMENDATIONS

- 2.1 The comprehensive regeneration of Brent Cross Cricklewood 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, most recently the report to the November 2017 meeting, which can be accessed on this link:

<http://barnet.moderngov.co.uk/documents/s36613/121216%20-%20Final%20Draft%20BXC%20Update%20ARG%20Report%20v3.pdf>

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 Alternative options have been considered and these options are summarised in previous reports.

4. POST DECISION IMPLEMENTATION

- 4.1 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 Assets, Regeneration and Growth Committee.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 Previous reports describe in detail the ways in which the regeneration of Brent Cross Cricklewood supports the Council's Corporate Plan 2015-20 as updated.

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

Approved Capital Budget – Land Acquisitions

- 5.2.1 The current approvals for land acquisition are £118m agreed by the Policy and Resources Committee in September 2017 which covers Brent Cross North, South and some of the Thameslink development.

- 5.2.2 The current available scheme budget at Qtr 1 2018/19 is £92.482m. Costs relating to the Thameslink station are underpinned by £97m of central Government grant.

Brent Cross North

- 5.2.3 The Brent Cross Principal Development Agreement confirms that the Brent Cross North Partners (HASI) are obliged to pay the Council's (and their consultants) costs in connection with this project – this covers a range of costs, including land acquisitions, fees, highways works.

- 5.2.4 In relation to CPO 1, there are two main elements of costs associated with any potential CPO process – the costs of preparing and promoting the CPO itself, and the compensation and consideration to be paid to those whose land and interests are acquired. In terms of the costs for resourcing the private treaty

acquisitions, this has and continues to require input from internal and external resources covering various disciplines, including senior officers, legal input, surveying and valuation expertise. In respect of these acquisitions which fall in the northern part of the scheme, HASI will meet all of these costs through the CPO Indemnity Agreement (CPOIA).

- 5.2.5 The Council's 2018/19 revenue budget estimate for recoverable costs from the Brent Cross North elements totals £2.517m. This estimate has been provided to the BXL Partners.

Brent Cross South and Thameslink

- 5.2.6 In relation to the land required to deliver the BXS first phase south side development, there is approved capital funding (see 5.2.2). This funding will be later recouped from the anticipated capital receipts of the south side scheme.
- 5.2.7 The BXS Project Agreement and corporate documentation between Argent Related and the Council as signed on 11 July 2016 sets the framework for the delivery of the redevelopment and regeneration of the land to the south of the North Circular.
- 5.2.8 The BXS Project Agreement also provides the methodology for agreeing the Council's land value, and in this regard CBRE have undertaken the necessary valuation work in respect of the signing off the inputs and assumptions to the financial model in respect of the BXS Phase Proposal. Best Consideration was confirmed by the Chief Executive on 24 November 2017.
- 5.2.9 A CPO Indemnity Agreement for CPO2 and CPO3, under which Argent Related provide the Council with an indemnity in respect of the costs of promoting the CPO and the compensation payable to third parties in respect of whose land and interests within CPO2 and CPO respectively has been completed.
- 5.2.10 The current total approved Capital Budget for Thameslink is £70.52m as approved in September 2017. Current spend to date is £25.5m.
- 5.2.11 Of the £70.52m budget, £35.24m has been committed to external parties, leaving an overall available budget of £35.28m as at 22 May 2018. The Council is about to enter into an Implementation Agreement with Network Rail in respect of the early works to remove invasive species and remove construction spoil from the site in advance of the main works later this year. The cost of these works is £5.5m. Re has also submitted a fee proposal to progress the station workstreams until September for the station / sidings and until February for the waste. This is currently under review.
- 5.2.12 As noted above, the delivery of the Thameslink works, including land acquisitions, is currently being funded through the Council capital budgets underpinned by the £97m MHCLG grant funding. To date £33.6m has been drawn from MHCLG to fund project costs and land acquisitions. Following the completion of the GRIP4 and satisfaction of the conditions attached to the Grant

Funding, it has been agreed that the Council will drawdown funding on a quarterly basis. The next invoice will be issued on to MHCLG on 1 July for payment.

5.2.13 As explained above, the report to the Policy and Resources Committee on 11 June 2018 confirms that a detailed report will be prepared for Policy and Resources Committee later this year detailing the funding strategy against the six financial tests agreed by the Committee to consider whether to make the required capital commitment to fund the station project. The committee will recall that borrowing is to be supported by the ringfencing of business rates growth from the expansion of the shopping centre. Accordingly, the Non-Domestic Rating (Designated Areas) Regulations 2018 came into force on 1 April 2018.

5.2.14 In terms of the costs of pursuing the CPO, this has required input from internal and external resource covering various disciplines, including senior officers, legal input, surveying and valuation expertise, planning input, input from the preferred developer when selected, technical input from engineers and consultants, and the cost of witnesses at the public inquiry. There has also been costs associated with the organisation and holding of the public inquiry. This is being met by the existing Thameslink Station and land acquisitions budget. Ultimately, the CPO3 acquisition costs will be funded from either JVLP, if appropriate, or the £97m grant referred to above.

5.3 Social Value

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

5.4 Legal and Constitutional References

5.4.1 The Council's Constitution, Article 7.5 responsibility for function, states the functions of the Assets, Regeneration and Growth Committee, includes responsibility for regeneration schemes and asset management.

5.4.2 Council, Constitution, Article 10 Table A states that the Assets Regeneration and Growth Committee is responsible for authorising (1) all disposal and acquisition of land for over £500k and (2) any transaction which is a "less than best" transaction as the term is set out at s 123(2) of the Local Government Act 1972.

5.4.3 The Council has a range of powers to enter into the legal agreements envisaged by this report, 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.

5.4.4 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,

subject to obtaining all appropriate consents and approvals.

5.4.5 Where land is being and has been appropriated for planning purposes, any disposal of land appropriated for such purposes is effected in reliance on Section 233 Town and Country Planning Act 1990. On any disposal of property, the Council is required to observe the requirements of s123(2) of the LGA 1972 and Section 233 Town and Country Planning Act 1990 to ensure that any disposal is not for a consideration less than the best that can reasonably be obtained. Any land held for the purposes of part 2 of the Housing Act 1985 can be disposed of under section 32 of that Act either in reliance on a general or express consent of the consent of the Secretary of State.

5.4.6 Procurement of public works and services contracts over the relevant value thresholds must observe the requirements of the Public Contracts Regulations 2015, to include the placing of OJEU notices where such contracts are not drawn down from a compliant framework. The Public Services (Social Value) Act 2012 requires the Council to consider whether it can achieve an improvement to the economic, social and environmental well-being of an area as part of the procurement of these services. If so, the social value objectives identified must be written into the procurement process. All of this must be achieved with regard to value for money and in a way that is compliant with existing public procurement law. "Social value" objectives can include the creation of employment, apprenticeship and training opportunities for local people, trading opportunities for local businesses and the third sector; and the promotion of equality and diversity through contract delivery.

5.5 Risk Management

5.5.1 The key risks and mitigations are summarised in previous reports. Risks are currently being reviewed and an update will be provided to Committee in September along with the Implementation Agreement.

5.6 Equalities and Diversity

5.6.1 As reported in successive meetings, the Development Proposals support achievement of the Council's Strategic Equalities Objective.

5.6.2 The development proposals for the Brent Cross Cricklewood 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 Thameslink 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.

5.7 Consultation and Engagement

Programme wide

- 5.7.1 The Council is continuing to work closely with development partners from the Brent Cross London, Brent Cross South and Brent Cross Thameslink schemes to implement the overarching Brent Cross Cricklewood communications strategy which will promote the benefits of the programme and coordinate stakeholder engagement across the whole programme.
- 5.7.2 Regular joint partner communications meetings are being held, attended by the Council, Brent Cross London development partners Hammerson and Aberdeen Standard Investments and their communications agency Camargue; Argent Related and their communications agency Soundings as well as TfL and Highways England.
- 5.7.3 External facing communications observed the pre-local election restrictions. All three schemes have been forward planning to coordinate public facing engagement focusing on residents and stakeholder groups near to site works and promoting opportunities to contribute to consultations on forthcoming planning applications.
- 5.7.4 The Communications Group continues to promote the BXC regeneration programme through local, national and trade media and issuing factual reactive statements to journalist's queries and via owned social media channels.
- 5.7.5 TfL leads the Transport Liaison Technical Group – a sub-group of the Transport Advisory Group (TAG) – continues to meet on a fortnightly basis. This is shaping the programme of highways works required for BXL and brings all the affected highways agencies and developers together. This work informs HASI's mitigation strategy to deal with the programme of works.
- 5.7.6 The wider Brent Cross working group, hosted by TfL, comprises all parties who have proposed highways works coming forward in the next 6-12 months which may impact journeys and require a coordinated approach of mitigation and communication.

Brent Cross London

- 5.7.7 Camargue has a detailed communications action plan in place which takes account of key audiences – residents, resident associations, local schools, elected representatives etc. HASI's contractor for the enabling works, Murphys, has appointed a public liaison officer to meet with local residents and businesses to share information on what will be happening. Letters will be issued to neighbouring residents along with a community newsletter. HASI will also hold drop in sessions at Brent Cross shopping centre and regularly update their development website www.brentcrosslondon.co.uk . Public inquiries will be handled by Camargue.
- 5.7.8 TfL has produced an overarching transport communications strategy to set out first principles of joined up working between all development partners on the BXC regeneration programme. TfL will also issue regular updates to its customers via their channels throughout the enabling works and will update a dedicated web page to help customers plan their journeys.

<https://tfl.gov.uk/status-updates/major-works-and-events/northwest-london-major-roadworks>. Bus travellers will be informed of any route changes and key transport stakeholders will also be advised to plan ahead to minimise impact including taxis, coach and freight companies.

- 5.7.9 LBB's communications channels will feature progress reports and significant programme milestones in the council's magazine Barnet First. The LBB highway's communication team which issues regular advisories on works across the borough, will include updates on the BXC programme once works begin including raising awareness with schools and keeping members informed.

Brent Cross South

- 5.7.10 Argent Related issued a community newsletter to the Brent Cross South development area at the end of May. This included a progress update on the scheme including the proposed buildings for plots 11 and 13 which are residential with some retail and community use at ground floor.
- 5.7.11 Public exhibitions for plots 11 and 13 are planned for 14 July at Carey Hall and 17 July at Whitefield School which will be the first time the community will have the opportunity to view the proposed plans.
- 5.7.12 A further plan for the associated public realm will also be exhibited. This will include detailed plans of the roads and pedestrian/cycle routes within the immediate vicinity of plots 11 and 13. It will demonstrate how the new plots will be accessed and connect to existing roads and routes in the local area.
- 5.7.13 The newsletter also includes an update on the Brent Cross Exploratory – the rejuvenated public space for the development. Walking interviews have been held with the local community, workshops attended by Whitefield school students and the plans explored with Claremont Way residents. Whitefield Estate residents attended a community event in May to contribute ideas to the initial design for the temporary open space which will be installed next year.
- 5.7.14 A further community event is planned for 10 June to share the plans and invite residents to help develop the 'pocket park' which will be submitted to the local planning authority later this year. Updates are posted on www.brentcrosssouth.co.uk

Brent Cross Thameslink (BXT)

- 5.7.15 External facing communications was paused in the run up to local elections. Since then, the Communities Secretary's approved CPO 3 on 16 May. LBB issued a press notice and the decision letter and inspector's report is available at www.barnet.gov.uk/brentcrossthameslink
- 5.7.16 A public notice has been published in the local newspaper to advise of the related public order becoming effective from 7 June and property owners and

tenants are to receive a letter from the Council advising if affected by the vesting order, they are entitled to compensation.

- 5.7.17 In preparation for work on BXT site, Network Rail issued a letter in May to lineside neighbours to raise awareness of the early works which are due to begin in June. These groundworks will prepare for the replacement driver accommodation and the railway siding which will service the new station.
- 5.7.18 A community newsletter to update on all aspects of the BXT programme is due to be issued to the development area in June. It will also include details of forthcoming public exhibitions which will show the plans for sidings for the first time and update on the forthcoming planning application for the new Brent Cross West station. The local community and key stakeholders will have the opportunity to meet the team, ask questions and share views during the consultation.
- 5.7.19 Additional information on the replacement waste transfer station will be subject to a two week formal consultation via the local planning authority planning portal. All those who previously registered comments will be notified and offered the opportunity to comment on the new information.

6 BACKGROUND PAPERS

- 6.1 Assets, Regeneration and Growth Committee, 17 March 2016, item 14, Brent Cross Cricklewood Compulsory Purchase Order (No.3), <https://barnet.intranet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=8312&Ver=4>
- 6.2 Assets, Regeneration and Growth Committee, 17 March 2016, item 16, Brent Cross Cricklewood <https://barnet.intranet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=8312&Ver=4>
- 6.2 Assets, Regeneration and Growth Committee, 24 April 2017, Brent Cross Cricklewood Update Report <https://barnet.intranet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=8641&Ver=4>
- 6.3 Assets, Regeneration and Growth Committee, 24th July 2017, Brent Cross Cricklewood Update <https://barnet.intranet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=9337&Ver=4>
- 6.4 Assets, Regeneration and Growth Committee, 4th September 2017, Brent Cross Cricklewood update report, <https://barnet.intranet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=9080&Ver=4>

- 6.5 Assets, Regeneration and Growth Committee, 27th November 2017, Brent Cross Cricklewood Update Report, <https://barnetintranet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=9435&Ver=4>
- 6.6 Assets, Regeneration and Growth Committee, 12th March 2018, Brent Cross Cricklewood Update Report, <https://barnetintranet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=9083&Ver=4>
- 6.7 Policy and Resources Committee, 11th June 2018, Business Planning, <https://barnetintranet.moderngov.co.uk/ieListDocuments.aspx?CId=692&MId=9458&Ver=4>

**London Borough of Barnet
Assets Regeneration and
Growth Forward Plan
June 2018 - May 2019**

Contact: Faith Mwende 020 8359 4917 faith.mwende@barnet.gov.uk

Title of Report	Overview of decision	Lead Officer	Issue Type (Non key/Key/Urgent)
14 June 2018			
Brent Cross Cricklewood - Quarterly Update	To receive a quarterly update on the Brent Cross Cricklewood Programme, and take such decisions as are required.	Deputy Chief Executive	Key
West Hendon Compulsory Purchase Orders Community Engagement Update	Update on community engagement in relation to West Hendon Compulsory Purchase Orders.	Deputy Chief Executive	Non-key
Regeneration Strategy	Emerging themes and evidence base	Deputy Chief Executive	Key
End of Year 2017/18 Commissioning Plan Performance	To receive a quarterly performance report	Deputy Chief Executive	Non-Key
17 September 2018			
Brent Cross Cricklewood - Quarterly Update	Brent Cross South first phase proposal	Deputy Chief Executive	Key
Burnt Oak Broadway Tophatting	Outline business case for approval	Deputy Chief Executive	Key
Microsites Phase 2	Business justification case for approval	Deputy Chief Executive	Key
Q1 2018/19 Performance Report	To receive a quarterly performance report	Deputy Chief Executive	Non-Key

Title of Report	Overview of decision	Lead Officer	Issue Type (Non key/Key/Urgent)
Golders Green Town Centre Strategy	Update on consultations and strategy development	Deputy Chief Executive	Key
Updating the Development Pipeline	To agree a revised approach to the development pipeline	Deputy Chief Executive	Key
Grahame Park	Update report - options for plots 10,11,12	Deputy Chief Executive	Key
Pinkham Way	Outline business case for approval	Deputy Chief Executive	Key
Assets, Land and Property Transactions for Approval	For approval	Director of Resources	Non-key
27th November 2018			
Brent Cross Cricklewood - Quarterly Update	<p>To receive a quarterly update on the Brent Cross Cricklewood Programme, and take such decisions as are required.</p> <p>To note any decisions of the Brent Cross South Shareholder Board and provide an update on community engagement.</p>	Deputy Chief Executive	Key
Regeneration Strategy	Draft for consultation	Deputy Chief Executive	Key
Upper and Lower Fosters Outline Business Case	Outline Business Case for approval	Deputy Chief Executive	Key

Title of Report	Overview of decision	Lead Officer	Issue Type (Non key/Key/Urgent)
West Hendon Compulsory Purchase Orders - Quarterly Community Engagement Update	Update on community engagement in relation to West Hendon Compulsory Purchase Orders.	Deputy Chief Executive	Key
Business Planning report 2019/20	Agree and consider proposals for the committee in line with the Council's MTFS process.	Deputy Chief Executive	Key
Entrepreneurial Barnet - Annual Update and Forward Plan	This report provides an update on progress towards delivering the 2018 programme of activity for Entrepreneurial Barnet. It also includes an update on the progress made on North Finchley Town Centre	Deputy Chief Executive	Key
Assets, Land and Property Transactions for Approval	For approval	Director of Resources	Non-key
28 January 2019 – Reserve meeting			

Title of Report	Overview of decision	Lead Officer	Issue Type (Non key/Key/Urgent)
Brent Cross Cricklewood - Quarterly Update	<p>To receive a quarterly update on the Brent Cross Cricklewood Programme, and take such decisions as are required.</p> <p>To note any decisions of the Brent Cross South Shareholder Board and provide an update on community engagement.</p>	Deputy Chief Executive	Key
West Hendon Compulsory Purchase Orders - Community Engagement Update	Update on community engagement in relation to West Hendon Compulsory Purchase Orders.	Deputy Chief Executive	Key
Q2 2018/19 Performance Report	To receive a quarterly performance report	Deputy Chief Executive	Non-Key
Assets, Land and Property Transactions for Approval	For approval	Director of Resources	Non-key

25 March 2019

Title of Report	Overview of decision	Lead Officer	Issue Type (Non key/Key/Urgent)
Brent Cross Cricklewood - Quarterly Update	<p>To receive a quarterly update on the Brent Cross Cricklewood Programme, and take such decisions as are required.</p> <p>To note any decisions of the Brent Cross South Shareholder Board and provide an update on community engagement.</p>	Deputy Chief Executive	Key
The Annual Growth and regeneration report	To receive the Annual Growth and regeneration report.	Deputy Chief Executive	Key
Q3 2017/18 Performance Report	To receive a quarterly performance report	Deputy Chief Executive	Non-Key
Assets, Land and Property Transactions for Approval	For approval	Director of Resources	Non-key
13 May 2019 – Reserve meeting			

Title of Report	Overview of decision	Lead Officer	Issue Type (Non key/Key/Urgent)
Brent Cross Cricklewood - Quarterly Update	<p>To receive a quarterly update on the Brent Cross Cricklewood Programme, and take such decisions as are required.</p> <p>To note any decisions of the Brent Cross South Shareholder Board and provide an update on community engagement.</p>	Deputy Chief Executive	Key
West Hendon Compulsory Purchase Orders - Community Engagement Update	Update on community engagement in relation to West Hendon Compulsory Purchase Orders.	Deputy Chief Executive	Key
Q4 2017/18 Performance Report	To receive a quarterly performance report	Deputy Chief Executive	Non-Key
Assets, Land and Property Transactions for Approval	For approval	Director of Resources	Non-key

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AGENDA ITEM 14

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of the Local Government Act 1972.

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