

## **Decisions of the Assets, Regeneration and Growth Committee**

17 September 2018

Members Present:-

Councillor Daniel Thomas (Chairman)

Councillor Gabriel Rozenberg (Vice-Chairman)

Councillor Richard Cornelius  
Councillor Peter Zinkin  
Councillor Ross Houston  
Councillor Geof Cooke

Councillor Sara Conway  
Councillor Kath McGuirk  
Councillor Prager  
Councillor Sarah Wardle

### **1. MINUTES OF THE PREVIOUS MEETING**

**RESOLVED** - The minutes of the meeting of 14 June 2018 were agreed as a correct record.

### **2. ABSENCE OF MEMBERS**

None.

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

Councillor Ross declared an interest as a Council appointed Member of Barnet Group.

### **4. REPORT OF THE MONITORING OFFICER (IF ANY)**

None.

### **5. PUBLIC QUESTIONS AND COMMENTS (IF ANY)**

Jasmin Parsons made a public comment in relation to item 8 (Mixed Tenure Housing Programme). Members asked questions following the comments, which were then answered by Jasmin Parsons.

John Cox made a public comment in relation to item 7 (Brent Cross Cricklewood – Update).

Details of the written comments and questions, and the published answers were provided with the agenda papers for the meeting.

Oral responses were given to the supplementary questions at the meeting and the audio recording is available online.

### **6. MEMBERS' ITEMS (IF ANY)**

None.

## **7. BRENT CROSS CRICKLEWOOD UPDATE REPORT**

The Chairman introduced the report and invited discussion on the item.

The Chairman invited Members to indicate whether they had any questions regarding the information contained in the exempt report, which would require the Committee to go into private session. These were answered in the private session.

The Deputy Chief Executive gave further details of the current progress and answered questions from the committee. The Deputy Chief Executive also agreed to provide the reports and decision of the West London Economic Prosperity Board – details of which can be found here:

<http://ealing.cmis.uk.com/ealing/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/6006/Committee/277/Default.aspx>

Following consideration of the item, the Chairman moved to vote.

The votes were recorded as follows:

For	6
Against	0
Abstain	4

**The Committee resolved,**

**In regard to Brent Cross London to:**

- 1. Note the content of this report and progress made on the BXC workstreams across the programme as set out in paragraph 1.3;**
- 2. Authorise the Deputy Chief Executive to confirm that the Funding Development Agreement (“FDA”) be entered into between the Brent Cross London Partners and L&Q to deliver the relocation of the Part 1 Whitefield Estate 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.**

**In regard to Brent Cross South to:**

- 3. Authorise the Deputy Chief Executive in consultation with the Chairman of the Committee to agree the template documents as required by the BXS Project Agreement as set out in paragraph 1.17; to negotiate and confirm that the Council grant the necessary Infrastructure Licences to the development management company to undertake site preparatory and infrastructure works within Brent Cross South and where current leases have expired and it is agreed that the development management company take on responsibility for the land; and to vary the BXS Project Agreement as necessary to take into account the legal documents that have been subsequently entered into in respect of CPO 3 as well as points of clarification for the benefit of both parties.**
- 4. Authorise the Chief Executive in consultation with the Chairman of the Committee to finalise and approve the heads of terms and confirm completion of the Strategic Infrastructure Charge Agreement as contemplated by the Project Agreement, as set out in paragraph 1.16.**

In regard to Thameslink to:

5. **Subject to approval by HM Government and GLA, authorise the Deputy Chief Executive on behalf of the Council to negotiate and enter into the Long Lead Procurement Implementation Agreement, as set out in paragraph 1.34.**
6. **Authorise Officers to undertake a design integration study to assess how the WLO line (Dudding Hill line) could link into Brent Cross West Station. The £50k cost estimate for the study will be funded from the Thameslink budget, as set out in paragraph 1.54.**
7. **Authorise that the Deputy Chief Executive, in consultation with the Chairman of the Committee approve the terms of variation to the D B Cargo Settlement Agreement dated 4 August 2017 and confirm that such variation be completed, as set out in paragraph 1.45.**
8. **Authorise the Deputy Chief Executive, in consultation with the Chairman of the Committee to finalise the Network Rail Contract for Sale and associated documentation in accordance with the Heads of Terms attached to the Network Rail Deed of Undertaking signed on 12 September 2017 and confirm that the contract and associated documentation be entered into, as set out in paragraph 1.64.**

## **8. MIXED TENURE HOUSING PROGRAMME**

The Chairman introduced the report and noted that the site plans were tabled prior to the meeting. The Chairman invited discussion on the item.

Following consideration of the item, the Chairman moved to vote.

The committee voted on each recommendation separately as follows:

### **Recommendation 1**

For	6
Against	0
Abstain	4

### **Recommendation 2**

For	10
Against	0
Abstain	0

### **Recommendation 3**

For	6
Against	0
Abstain	4

### **Recommendation 4**

For	10
Against	0
Abstain	0

**The Committee resolved to**

- 1. agrees the delivery proposals for mixed tenure housing schemes as set out in paragraphs 1.17 – 1.19 and 1.21**
- 2. agrees to The Barnet Group becoming the council's preferred development partner for the delivering of mixed tenure housing on council owned sites, beginning with the "Tranche 1" sites listed in paragraph 1.18 and Hermitage Lane.**
- 3. agrees in principle to the disposal of the site adjacent to Broadfields School at full market value. The terms of the disposal will be reported back to Committee in November 2018.**
- 4. agrees to officers exploring the benefits and risks of transferring Hillgreen Homes into the ownership of The Barnet Group.**

**9. OUTLINE BUSINESS CASE FOR 2-10 HERMITAGE LANE**

The Chairman introduced the report and noted that the site plans were tabled prior to the meeting. The Chairman invited discussion on the item.

The Chairman invited Members to indicate whether they had any questions regarding the information contained in the exempt report, which would require the Committee to go into private session. These were answered in the private session.

Following consideration of the item, the Chairman moved to vote.

The committee voted as follows

For	6
Against	4
Abstain	0

**The Committee resolved to note and approve the Outline Business Case for 2-10 Hermitage Lane development scheme, attached at Appendix 1 (public and exempt).**

**10. MICROSITES PROGRAMME: PHASE 2 PROJECT BUSINESS JUSTIFICATION CASE**

The Chairman introduced the report and invited discussion on the item.

Following consideration of the item, the Chairman moved to vote.

The committee voted as follows

For	10
Against	0

Abstain 0

**The committee resolved**

- 1. To approve the Business Justification Case for Phase 2 of the Microsites Programme attached at Appendix 1.**
- 2. To delegate authority to the Deputy Chief Executive in consultation with the Chairman of the Committee to agree the terms of a development agreement (including any variation or supplemental agreement to the existing agreement) and/or any associated documentation with Opendoor Homes based on the principles set out in the business case.**
- 3. To authorise the transfer of the sites listed in Table 2 (22 Edgeworth Avenue, Back Lane, Warwick Close, Underhill Court and Reets Farm Close) to be transferred to Opendoor Homes at nil value for the provision of affordable rented housing and in accordance with the terms of the agreed Development Agreement.**
- 4. To delegate authority to the Deputy Chief Executive to obtain any statutory or other consents required to dispose of the sites both under Housing Act 1985 where the Sites comprise land held under the HRA and also under s123 of the Local Government Act 1972 where land is held in the general fund. To delegate authority to use such of the general consents available for the disposal of the Site and where required to apply for consent to disposal to the Secretary of State on a sale at less than best consideration.**
- 5. Delegate authority to the Deputy Chief Executive to appropriate, where required, for planning purposes or any other relevant purposes of land included in the Site to enable disposal and to facilitate the building of new homes in accordance with the planning permission and the Development Agreement and to take all necessary steps that may be required to ensure statutory compliance in order to dispose of the Site and to take all necessary steps that may be required to dispose of the Site.**
- 6. to recommend to the Policy and Resources Committee that the Capital programme is increased by £5.7m to fund this proposal.**

**11. AMENDMENTS TO THE LONDON BOROUGH OF BARNET ASSETS INCLUDED IN THE COMMUNITY ASSET STRATEGY.**

The Chairman introduced the report and noted that the NW7 Hub in Mill Hill was still in the London Borough of Barnet assets included in the Community Asset Strategy.

The Chairman then invited discussion on the item.

Following consideration of the item, the Chairman moved to vote.

The committee voted as follows

For	10
Against	0
Abstain	0

**The committee resolved:**

- 1. to approve the addition of Burnt Oak Spiritualist Church and Grahame Park Library to the Community Asset Strategy.**
- 2. to note the other assets shown in Appendix A, that are no longer part of the Community Asset Strategy**

**12. TOWN CENTRE CAPITAL PROJECTS AND UPDATE ON FINCHLEY CENTRAL HOUSING INFRASTRUCTURE FUND PROJECT**

The Chairman introduced the report and invited discussion on the item.

Following consideration of the item, the Chairman moved to vote.

The committee voted as follows

For	10
Against	0
Abstain	0

**The committee resolved:**

- 1. to approve spend of £550,000 from the Town Centres Capital Budget for the Finchley Central Town Centre Project, to deliver physical environment interventions as identified in the Finchley Central Town Centre Strategy.**
- 2. That in keeping with Paragraph 2.4.9, to delegate the development and approval of a business case for the Finchley Central Town Centre Project to the Deputy Chief Executive in consultation with the Chairman of the Assets, Regeneration and Growth Committee.**
- 3. to note that in February 2018 government announced that the council was successful in its bid for £9.8m from the Housing Infrastructure Fund to support a development scheme at Finchley Central Station. This bid was made on behalf on TfL and is now subject to further due diligence by Homes England.**
- 4. That in keeping with Paragraph 2.6.7, to delegate approval of the West Hendon Broadway Town Centre Strategy to the Deputy Chief Executive in consultation with the Chairman of the Assets, Regeneration and Growth Committee.**
- 5. to approve spend of £60,000 from the Town Centres Capital Budget for the West Hendon Broadway Town Centre Project, to deliver public realm improvements to be identified in the West Hendon Town Centre Strategy.**

**13. Q1 2018/19 PERFORMANCE REPORT**

The Chairman introduced the report invited discussion on the item.

Following consideration of the item, the Chairman moved to vote.

The committee voted as follows

For	10
Against	0
Abstain	0

**The committee reviewed the financial, performance and risk information for Q1 2018/19.**

**14. COMMITTEE FORWARD WORK PROGRAMME**

The committee noted the work programme.

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

None.

**16. MOTION TO EXCLUDE THE PRESS AND PUBLIC**

The Chairman moved the motion that was duly seconded to exclude the press and public.

**The Committee resolved – that under Section 100A (4) of the Local Government Act 1972 the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act (as amended).**

**17. EXEMPT APPENDIX 1 - OUTLINE BUSINESS CASE FOR 2-10 HERMITAGE LANE**

The Chairman introduced the exempt report and moved to the vote.

**The Committee RESOLVED - that the information contained in the exempt appendix be noted.**

**18. EXEMPT BRENT CROSS CRICKLEWOOD UPDATE REPORT**

The Chairman introduced the exempt report and moved to the vote.

Votes were recorded as follows;

For	6
Against	0
Abstain	4

**The Committee RESOLVED - to approve the recommendations contained in the exempt report.**

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

None.

The meeting finished at 9.00 pm