

Report Title:

West Hendon – Lease on M5 and L6 homes in phase 2a from Metropolitan Housing Trust Limited (“MHT”) – Additional Leases

Author: Peter Bays
Director: Lesley Meeks

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| <p>TITLE</p> | <p>Shearwater Drive, West Hendon Regeneration Scheme. Lease on M5 and L6 homes in phase 2a from Metropolitan Housing Trust Limited (“MHT”) – Additional Leases</p> |
| <p>DATE OF DECISION</p> | <p>10 March 2014</p> |
| <p>DECISION TAKER</p> | <p>Lesley Meeks</p> |
| <p>SUMMARY OF DECISION</p> | <p>Decision</p> <p>Authority for the Council to enter into leases from Metropolitan Housing Trust for the above properties on the terms set out below.</p> <p>All costs for both LBB and its legal fees are to be recovered from the Development partner on completion of the lease.</p> <p>Background</p> <p>Prior to first occupation, the Council agreed that tenants of the affordable homes can elect to have a lease directly from the Council rather than MHT, who hold the head lease on the properties from the developer, Barratt Metropolitan LLP.</p> <p>On 19th September 2013 the Council agreed through the attached DPR to enter into a lease with Metropolitan Housing Trust on all of the properties which had elected to take a lease from the Council for a term of 150 years at rent equal to the rent collected from the council tenants occupying each of the relevant properties.</p> <p>Under the approved DPR the Council agreed to enter into leases on the following properties:</p> <p>4,6,8 and 12 Shearwater Drive, NW9 7AH Skylark Court Flats 1, 2, 3, 6, 7, 10, 15, 17, 18, 22, 26 Shearwater Drive, NW9 7AB</p> <p>Additional occupiers listed below have now decided that they want to take up the option to lease from the Council so this</p> |

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| | <p>DPR seeks authority to enter into leases on the additional properties below on the same basis as the previously approved on the attached DPR</p> <p>Additional properties</p> <p>Skylark Court Flats 4,8,11,13,14,20,21,23,25,27,28 and 30 Shearwater Drive, NW9 7AB</p> |
| SELF-ASSURANCE COMPLETE AND STATEMENT PROVIDED | Yes |
| AUDIT TRAIL OF DECISION – RETAINED AND WHERE? | |

DECISION TAKER'S STATEMENT

I have the required powers to make the decision documented in this report. I am responsible for the report's content and am satisfied that all relevant advice has been sought in the preparation of this report and that it is compliant with the decision making framework of the organisation which includes Constitution, Scheme of Delegation, Budget and Policy Framework and Legal issues including Equalities obligations.

I authorise the above decision

Signed Lesley Meeks

Designation Assistant Director - Commercial Assurance,
Procurement

Date 10 March 2014