

Summary Delegated Powers Report

TITLE	Mill Hill East Phase 4c Land Sale
DATE OF DECISION	23rd April 2015
DECISION TAKERS	<p>Strategic Director for Commissioning</p> <p>Chief Operating Officer and Director of Finance</p>
SUMMARY OF DECISION	<p>The development of Millbrook Park represents an opportunity to create a highly successful new suburb in the heart of Barnet and North London (the Site). Over 40 hectares of mainly disused brownfield land previously comprising the former Inglis Barracks and the Council Depot Site will be transformed into a thriving community within an outstanding setting on a hill top location.</p> <p>To take this forward and ensure that implementation delivers the vision, a unique partnership of the principal landowners has been established where the coming together of diverse skills, experience and understanding of the development industry and the importance of place making should ensure the successful outcome of the project. This is delivered through focusing on land remediation, building suitable infrastructure and releasing serviced parcels of land on the open market, through the life of the project.</p> <p>On 2 November 2009, Cabinet Resources Committee authorised officers to pursue the potential for entering into a formal landowner’s agreement with the other two principal landowners, VSM Estates Limited and Annington Property Limited to deliver the project objectives.</p> <p>The two Barnet Council officer representatives to the Inglis Consortium LLP will make decisions at the Board which will support delivery of the project and are in accordance with the 29 November 2010 Cabinet decision (Mill Hill East Limited Liability Partnership and Co-operation Agreement and Depot Relocation – Commercial Terms), the LLP Co-operation Agreement and the agreed Business plan for the scheme.</p> <p>Recommendation:</p> <p>Approval is sought for the Inglis Consortium LLP to proceed with the transfer of phase 4c to Taylor Wimpey. The Council has a 13.9% holding in the Consortium, and will receive this proportion of the profits resulting from the sale of this & future land receipts.</p>

	<p>The Inglis Consortium LLP and Taylor Wimpey (UK) Limited entered into a Land Sale Agreement for the mutual transfer of land on 31 March 201 (the "Mutual Transfer Agreement") including Phase 4c, Millbrook Park, Mill Hill, London ("the Property") which is identified on plans numbered 1- inclusive attached edged red respectively on each.</p> <p>In addition to the Mutual Transfer Agreement, it has been agreed that parts of the Estate should be transferred to the management company in order to simplify future utilities arrangements. The areas to be transferred are shown on the attached plans numbered 2 to 12.</p> <p>The Estate, as defined in the transfers of the Property being entered into in pursuance of the Mutual Transfer Agreement, edged red on Plan 13 attached. The Council does not own any of the Property but it is a party to the transfers to facilitate the granting of rights to the purchaser/transferee over that part of the Estate owned by the Council.</p> <p>As part of the Mutual Transfer Agreement, those members of the Inglis Consortium LLP are obliged to grant rights over parts of the Estate, including the part owned by the Council.</p> <p>The enclosed transfers of part ("TP1s") including the grant of the rights over that part of the Estate owned by the Council appear to be standard for the sale of part for development, and in accordance with both the Mutual Transfer Agreement the Consortium's contractual obligations.</p>
<p>SELF-ASSURANCE COMPLETE AND STATEMENT PROVIDED</p>	<p>Yes</p>
<p>AUDIT TRAIL OF DECISION – RETAINED AND WHERE?</p>	<p>S:\Regeneration\Mill Hill\Council reports</p>

DECISION TAKER'S STATEMENT

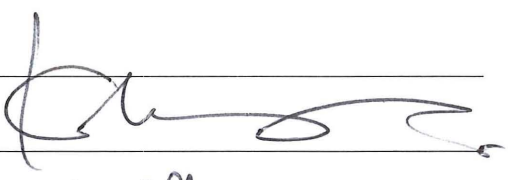
I have the required powers to make the decision documented in this report. I am responsible for the report's content and am satisfied that all relevant advice has been sought in the preparation of this report and that it is compliant with the decision making framework of the organisation which includes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

I authorise the above decision

Signed **Kate Kennally**

Strategic
Designation

Director for People
Commissioning

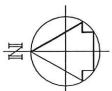


Signed **John Hooton**

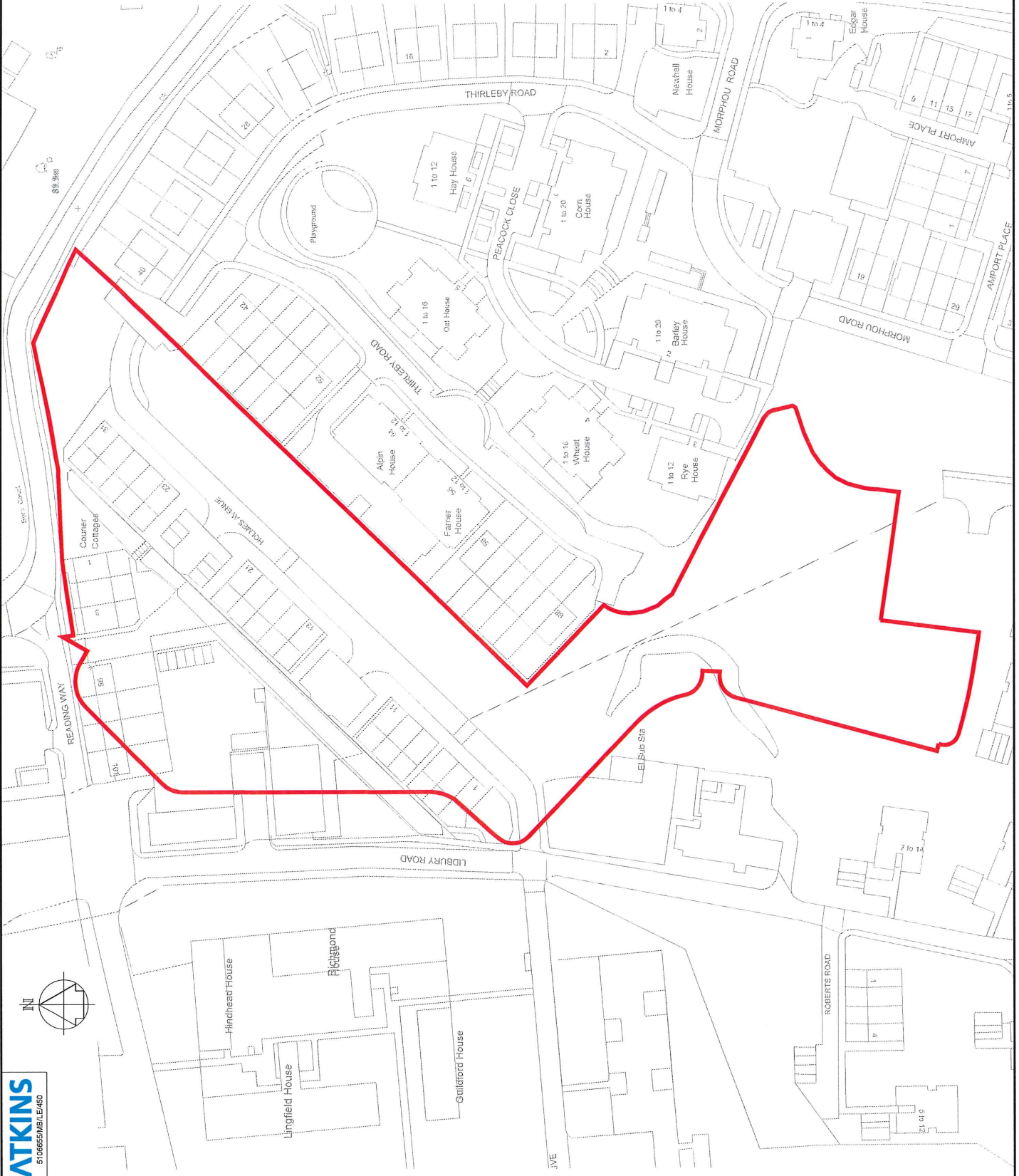


Chief Operating Officer and Director of Finance

Date **23.04.2015**



KEY:
— LAND SALE BOUNDARY
17,498m² (4,324 ACRES)



DRAFT FOR COMMENT

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001	30/01/15	JT	OWD	20/10/14
002	30/01/15	JT	OWD	20/10/14

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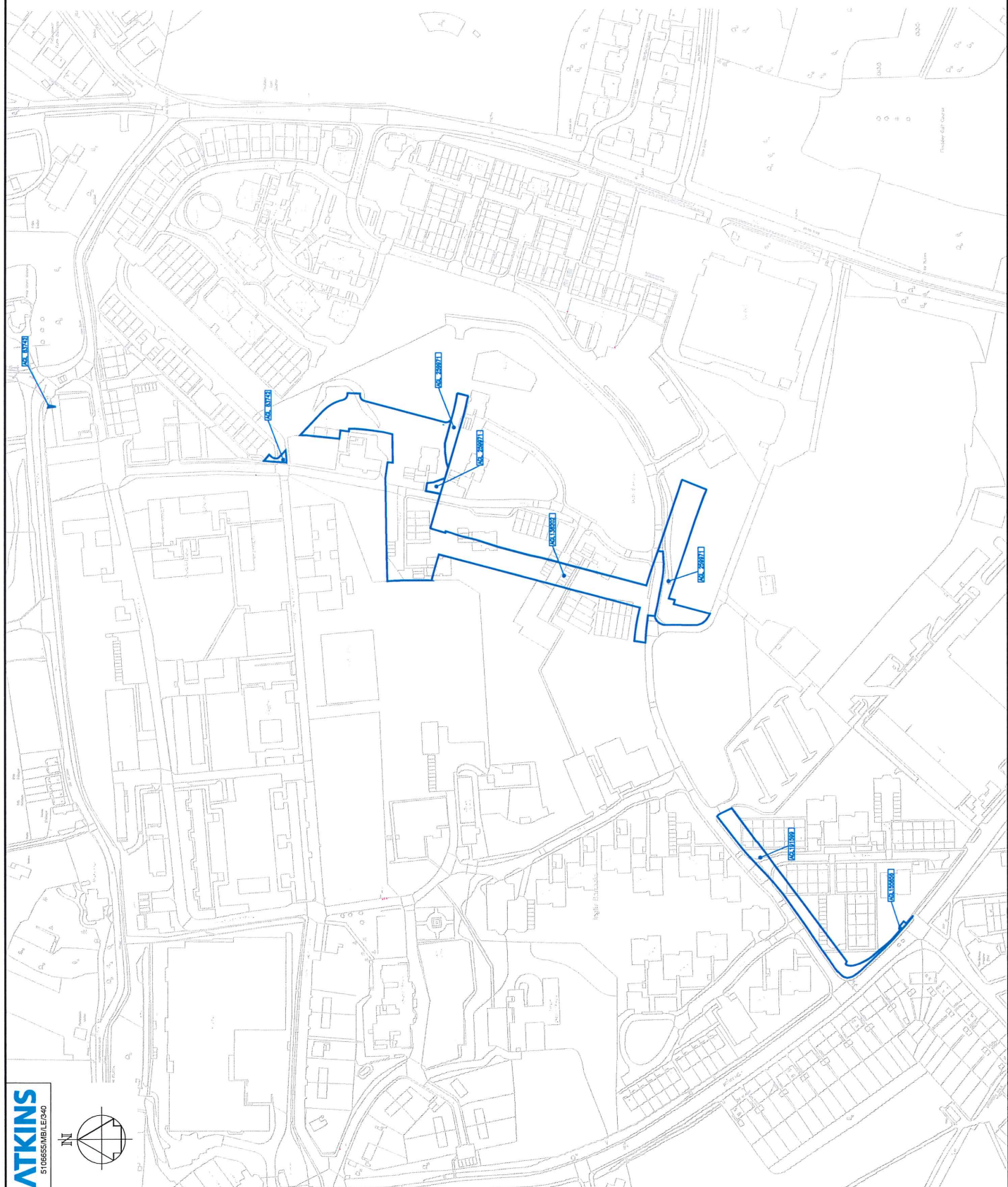
CLIENT: THE INGLIS CONSORTIUM LLP

PROJECT: MILLBROOK PARK

DRAWING TITLE: PHASE 4C PLAN 2 - LAND SALE PLAN

REV	DATE	BY	CHECKED BY	DATE
0	28/02/14	JD	TMJ	03/03/14

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SHEET: A.1
PLOT DATE: 30.01.15
DRAWING NO: 5106655/MB/LE/450
REV: L03



KEY:
 AREA IN LAND TITLE AGL151559, AGL155856, AGL259971, AGL136202 & AGL155971 WITHIN MANCO TRANSFER BOUNDARY
 AREA AGL151559 = 1,385m² (0.313 ACRES)
 AREA AGL155855 = 327m² (0.008 ACRES)
 AREA AGL259971 = 2,085m² (0.515 ACRES)
 AREA AGL136202 = 827m² (0.189 ACRES)
 AREA AGL155857 = 827m² (0.189 ACRES)

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002	15/08/14	WSD	TMU	23/12/13
003	15/08/14	WSD	TMU	23/12/13

REV.	DATE	BY	CHECKED	DATE
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002	23/12/13	JM	JM	23/12/13
003	20/10/13	WSD	TMU	20/10/13

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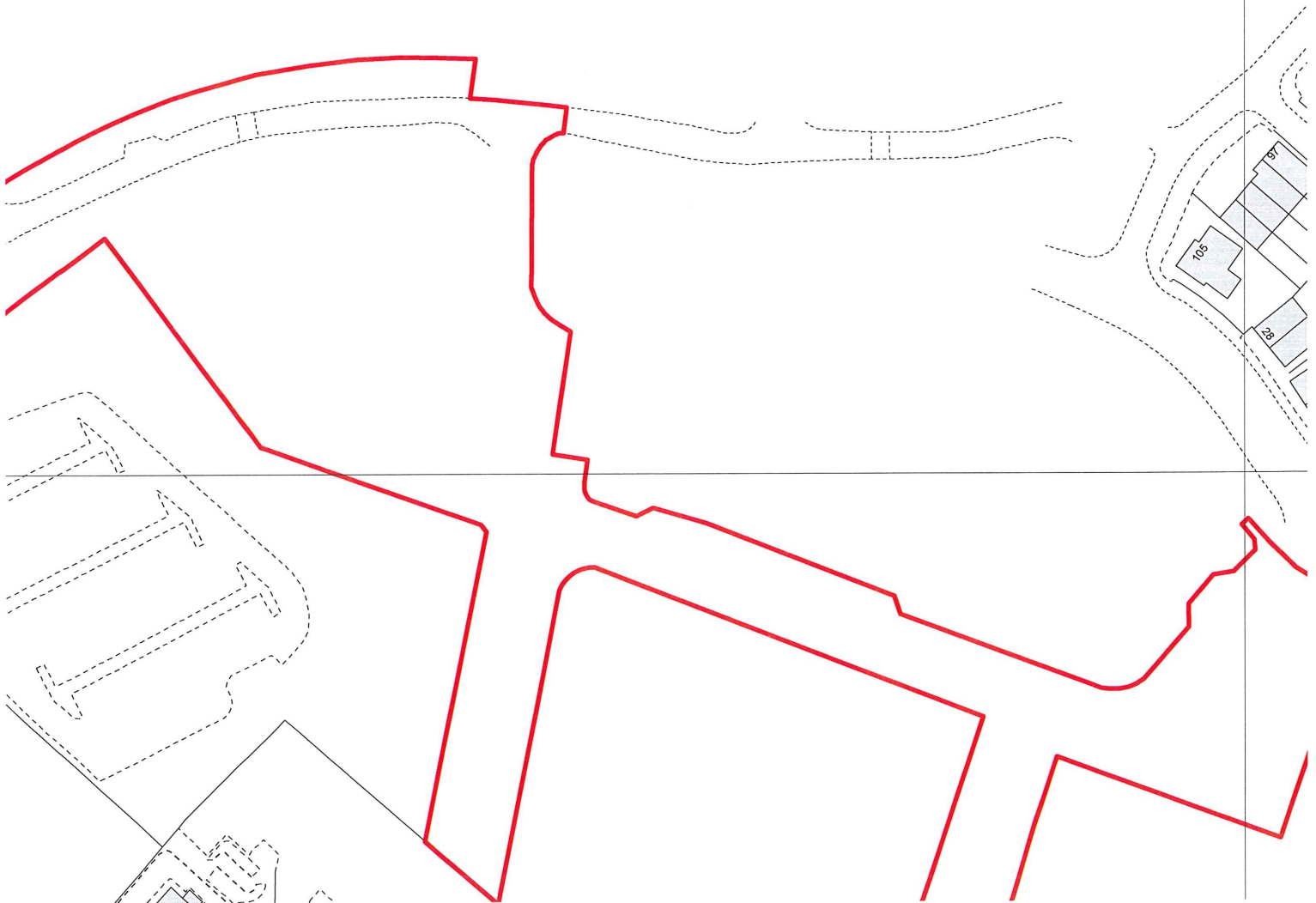
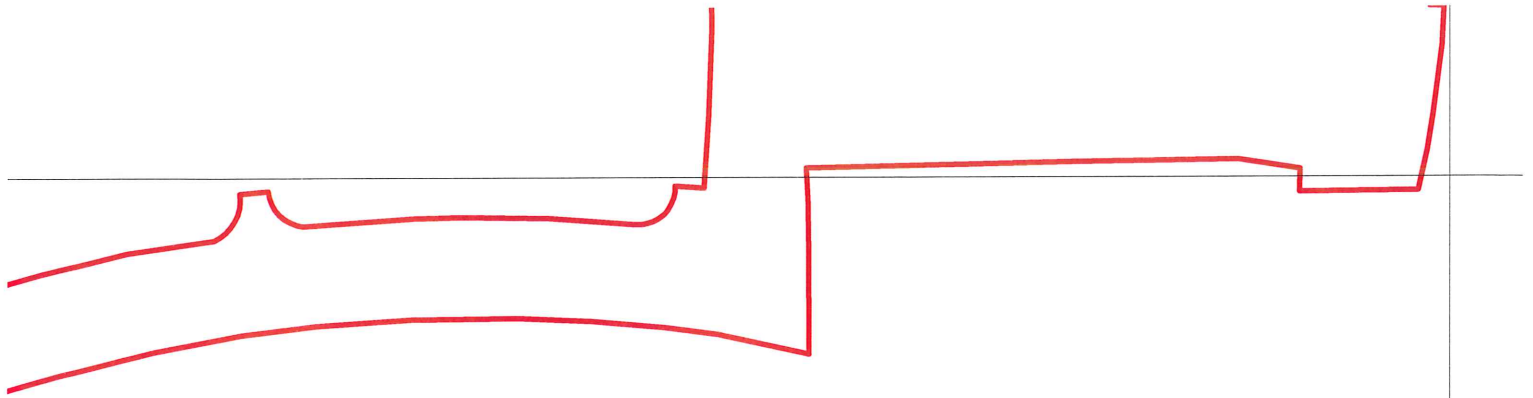
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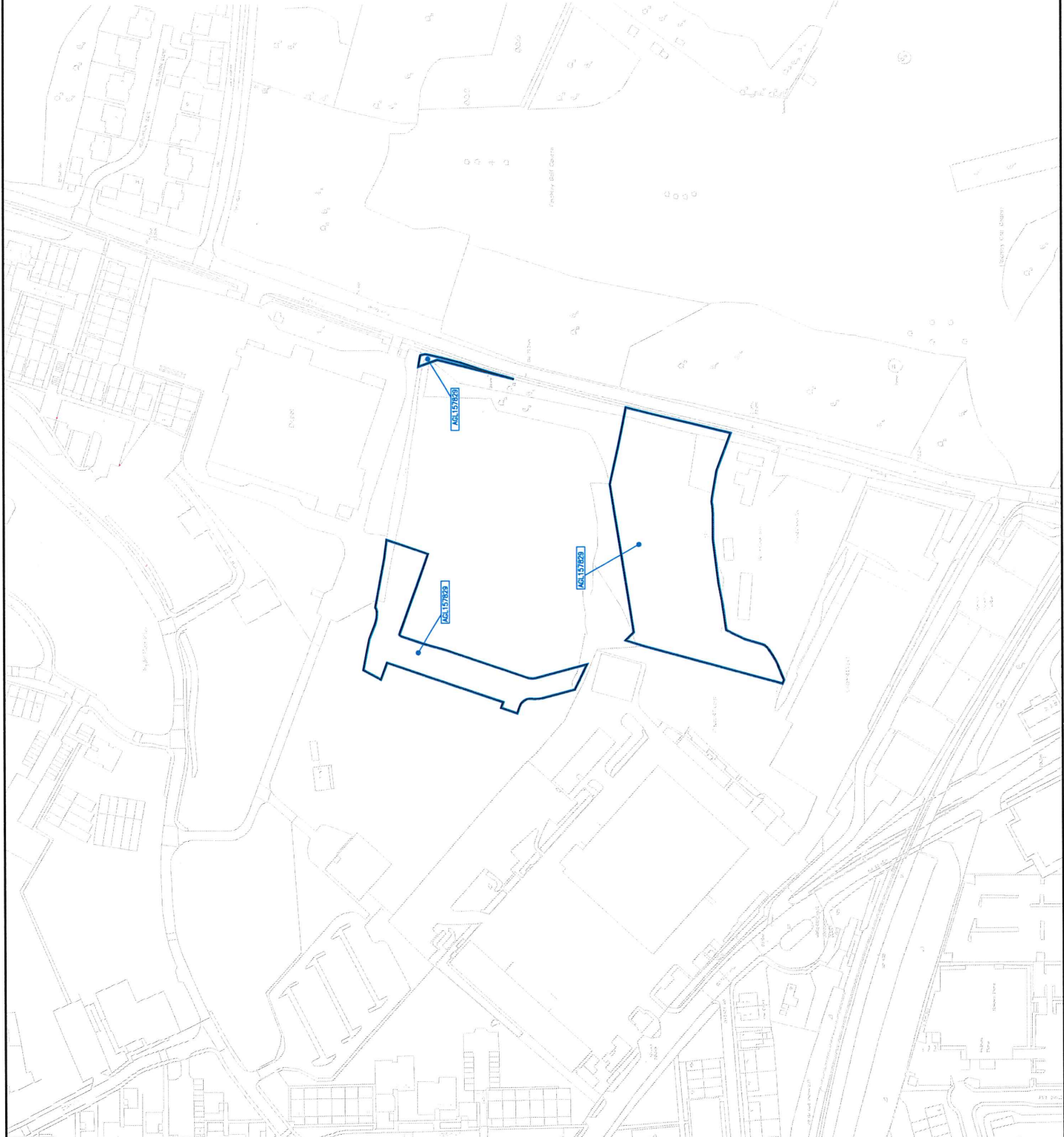
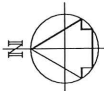
PROJECT
 MILLBROOK PARK

DRAWING TITLE
 SITE WIDE MANCO TRANSFER
 DRAWING NO
 AGL151559, AGL155856, AGL259971, AGL136202 & AGL155971

Scale
 1:1000 @ A1
 1:2000 @ A3
 Date
 14/10/13
 Plot Date
 15/08/14

DRAWING NO
 5106655/MB/LE/340
 REV
 L03





KEY:
 AREA IN LAND TITLE AGL157629 WITHIN MANCO TRANSFER
 BOUNDARY
 AREA = 9.6591ha² (2.387 ACRES)

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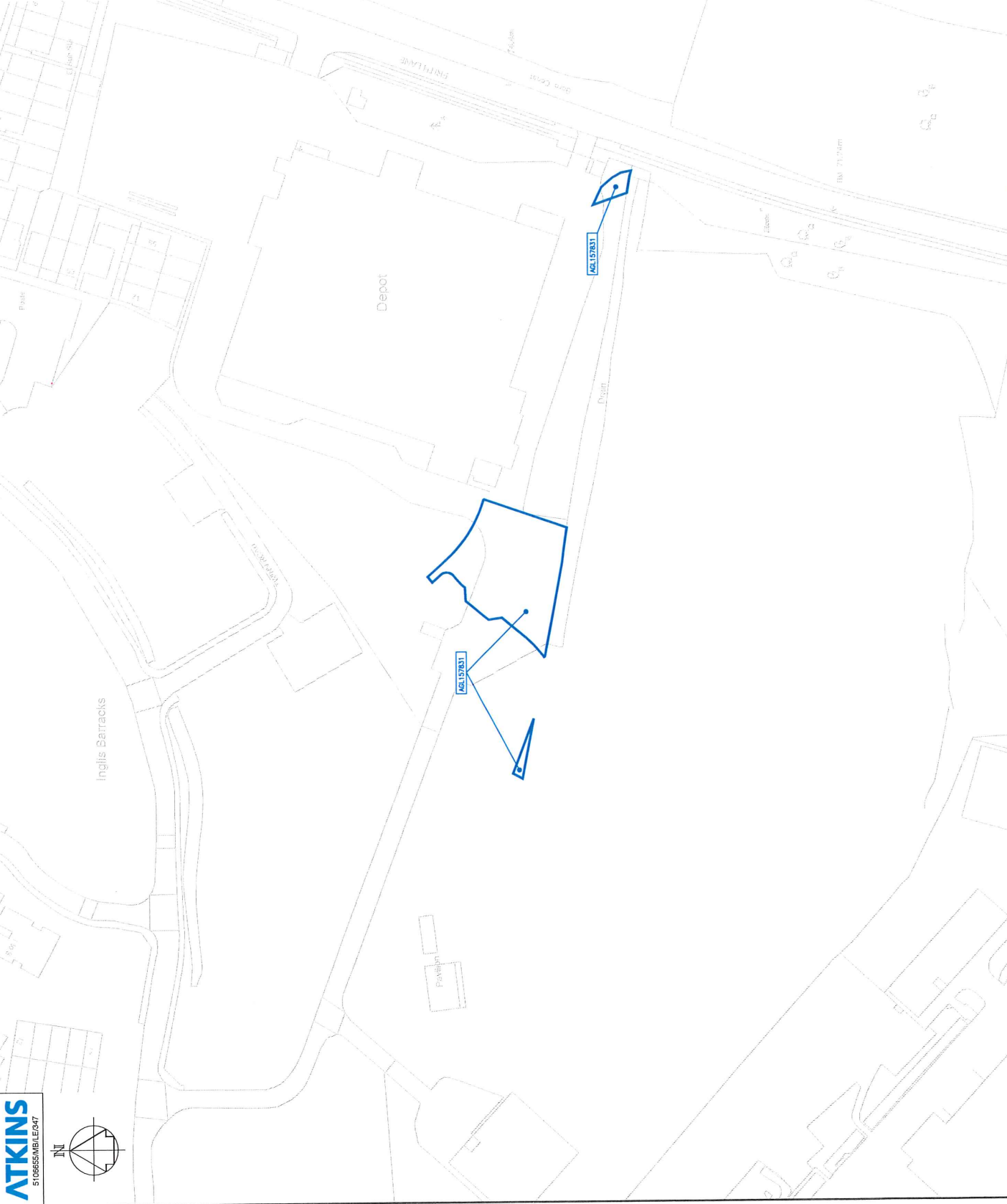
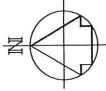
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DRAWING TITLE
 SITE WIDE MANCO TRANSFER
 VSM OPTION PLAN
 AGL157629

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DRAWING NO
 510665/MB/LE/346

REV
 L03



KEY:
 — AREA IN LAND TITLE AGL157831 WITHIN MANCO TRANSFER
 — BOUNDARY
 AREA = 907m² (0.224 ACRES)

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L01	31/10/13	JM	JM	

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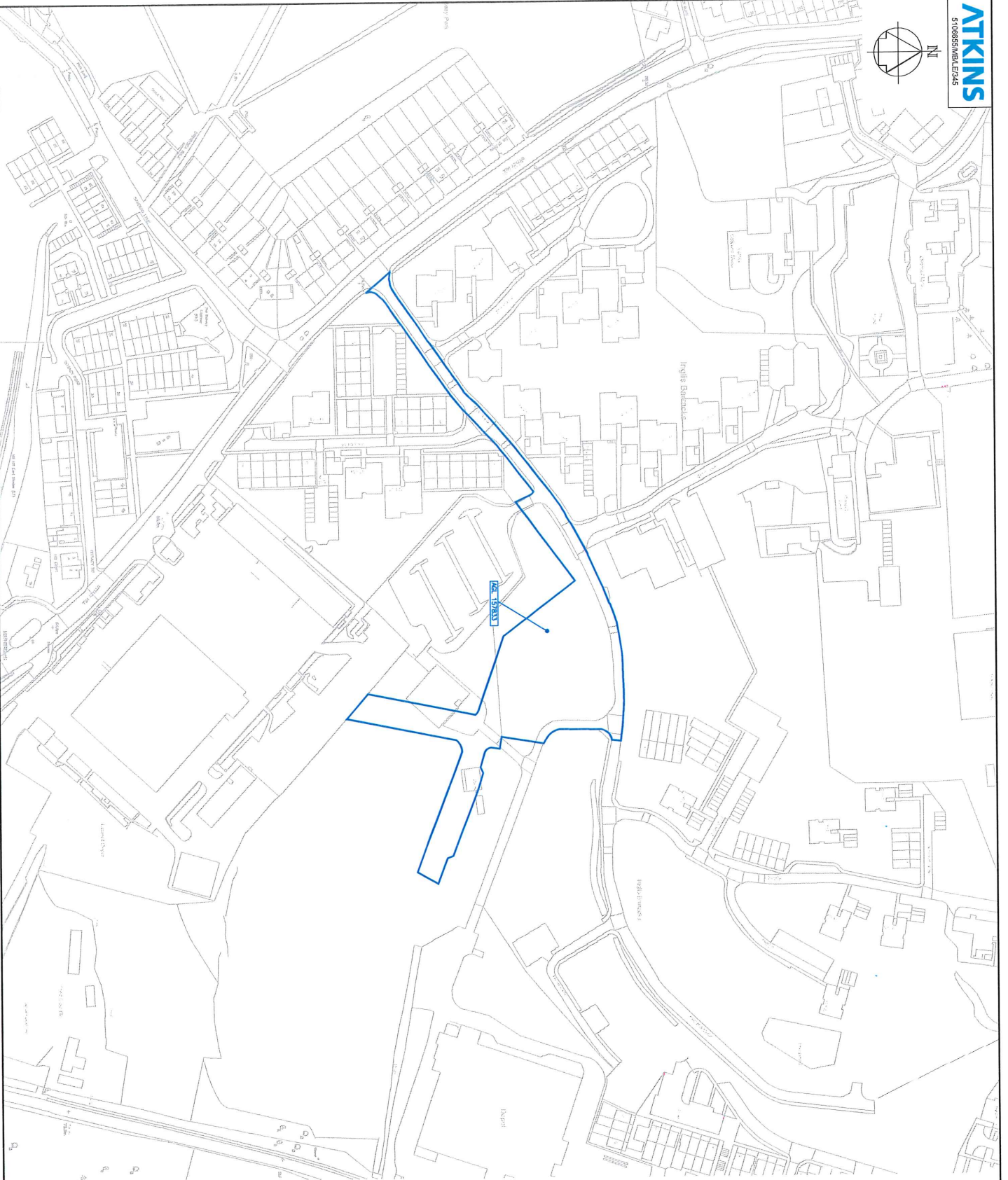
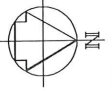
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KEY:
 — AREA IN LAND TITLE AG157833 WITHIN MANCO TRANSFER
 BOUNDARY
 AREA = 9795m² (2.420 ACRES)

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REVISIONS	DATE	BY	CHKD	DATE
L02	22/12/13	NCS	TML	22/12/13
L01	31/10/13	Rev. by	Authorised for issue	Date

FOR LOCAL PURPOSES PURPOSE OF ISSUE	LO1	LO2	DATE
Rev. by	Authorised for issue	Date	

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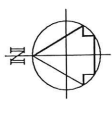
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 VSM OPTION PLAN
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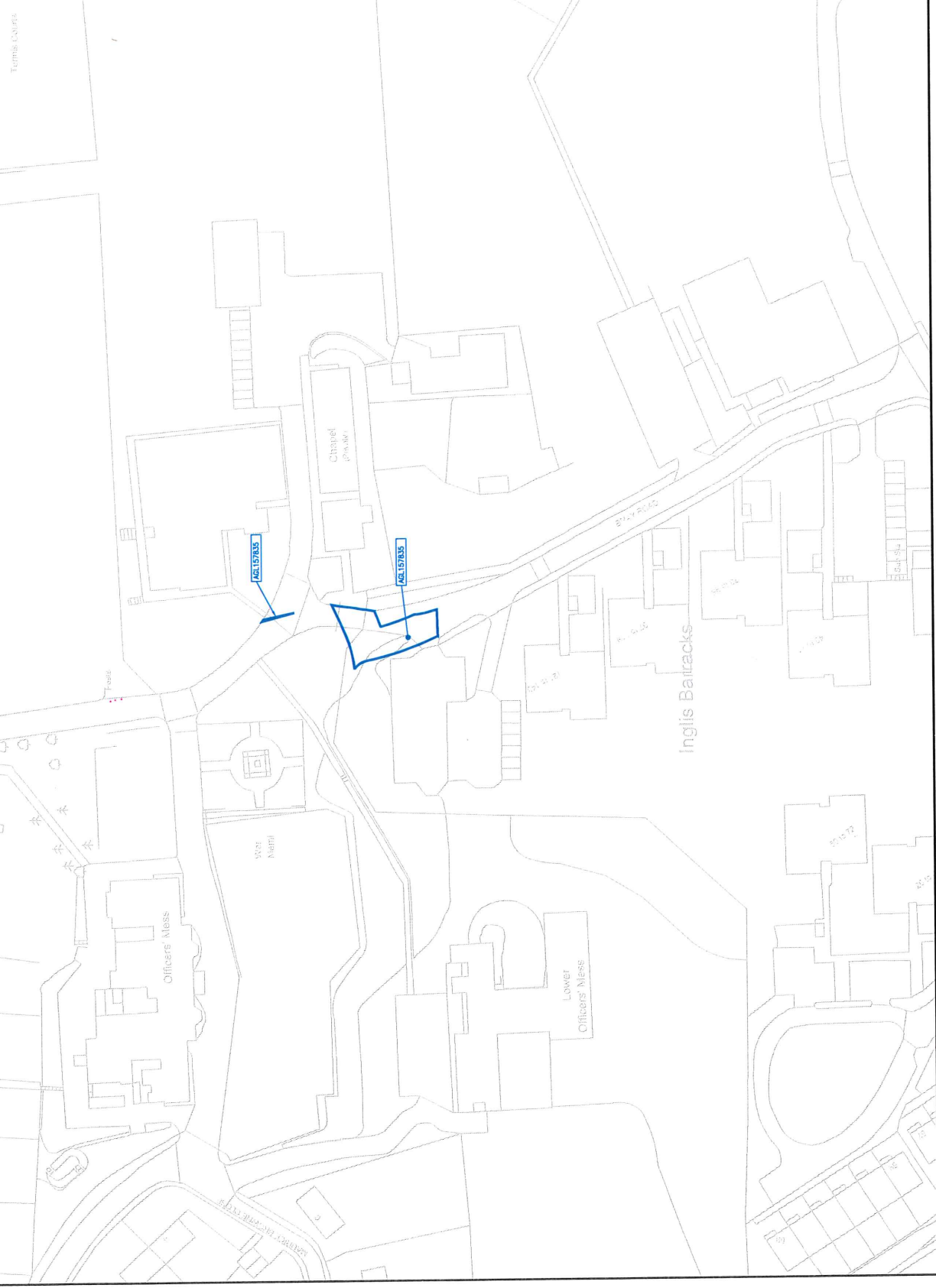
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 L02

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KEY:
 AREA IN LAND TITLE AGL157835 WITHIN MANGO TRANSFER BOUNDARY
 AREA = 235m² (0.058 ACRES)



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REV	REVISIONS	Drawn By	Checked By	Date
L03	AREAS AMENDED	TJM	JM	24/07/14
L02	AREAS AMENDED	TJM	TJM	23/02/13

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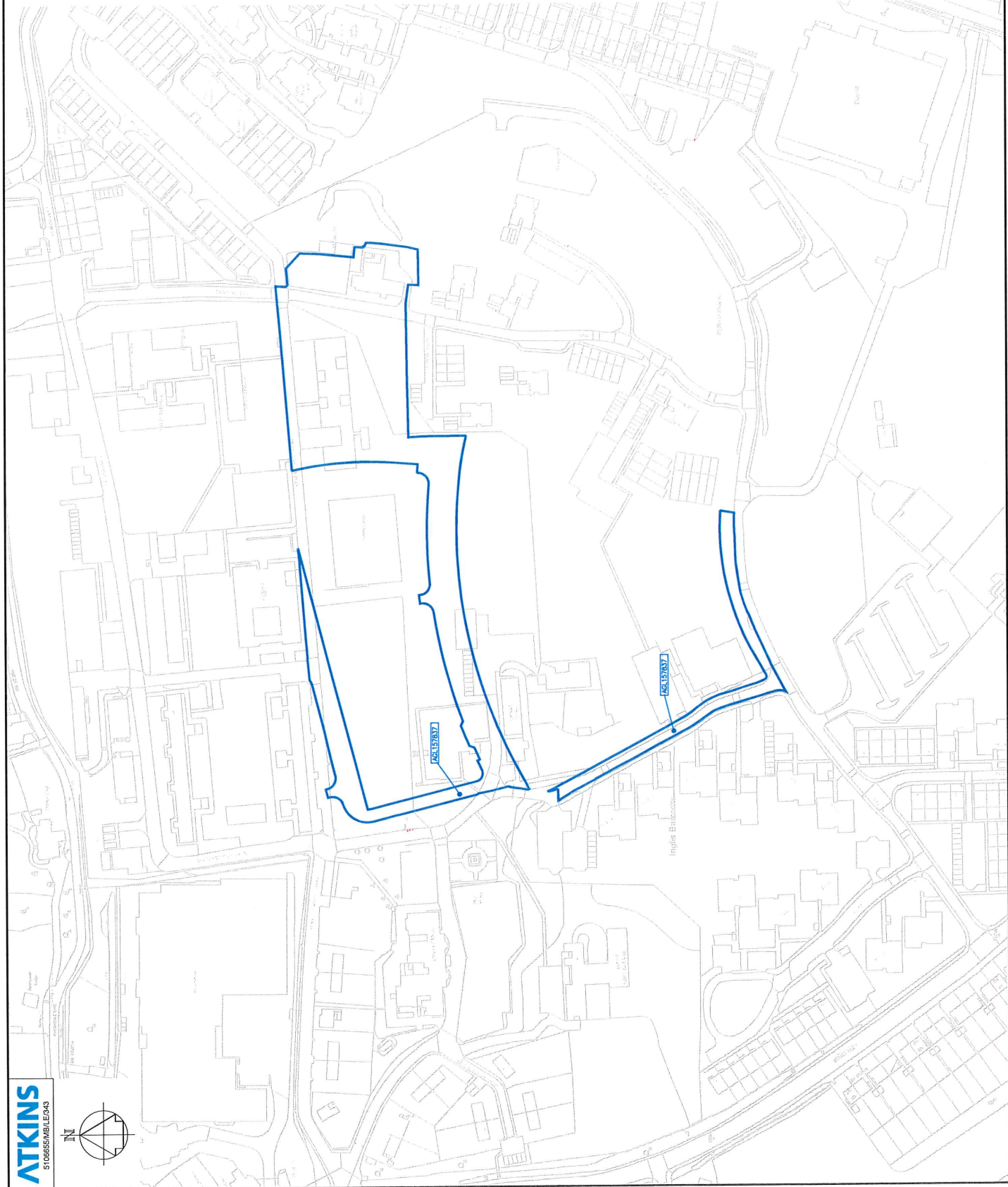
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MILLBROOK PARK

DRAWING TITLE
 SITE WIDE MANGO TRANSFER
 VSM OPTION PLAN
 AGL157835

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			24/07/14

DRAWING NO 5106655/MB/LE3/42
 REV L03



KEY:
 AREA IN LAND TITLE AGL157837 WITHIN MANCO TRANSFER
 BOUNDARY
 AREA = 15.519ha (3.835 ACRES)

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REVISIONS	Drawn By	Checked By	Date
L03 AREAS AMENDED	TJU	JM	24/07/14
L02 AREAS AMENDED	NOS	TJU	23/12/13

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FOR LEGAL PURPOSES	LD	JM	24/07/14
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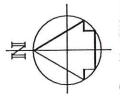
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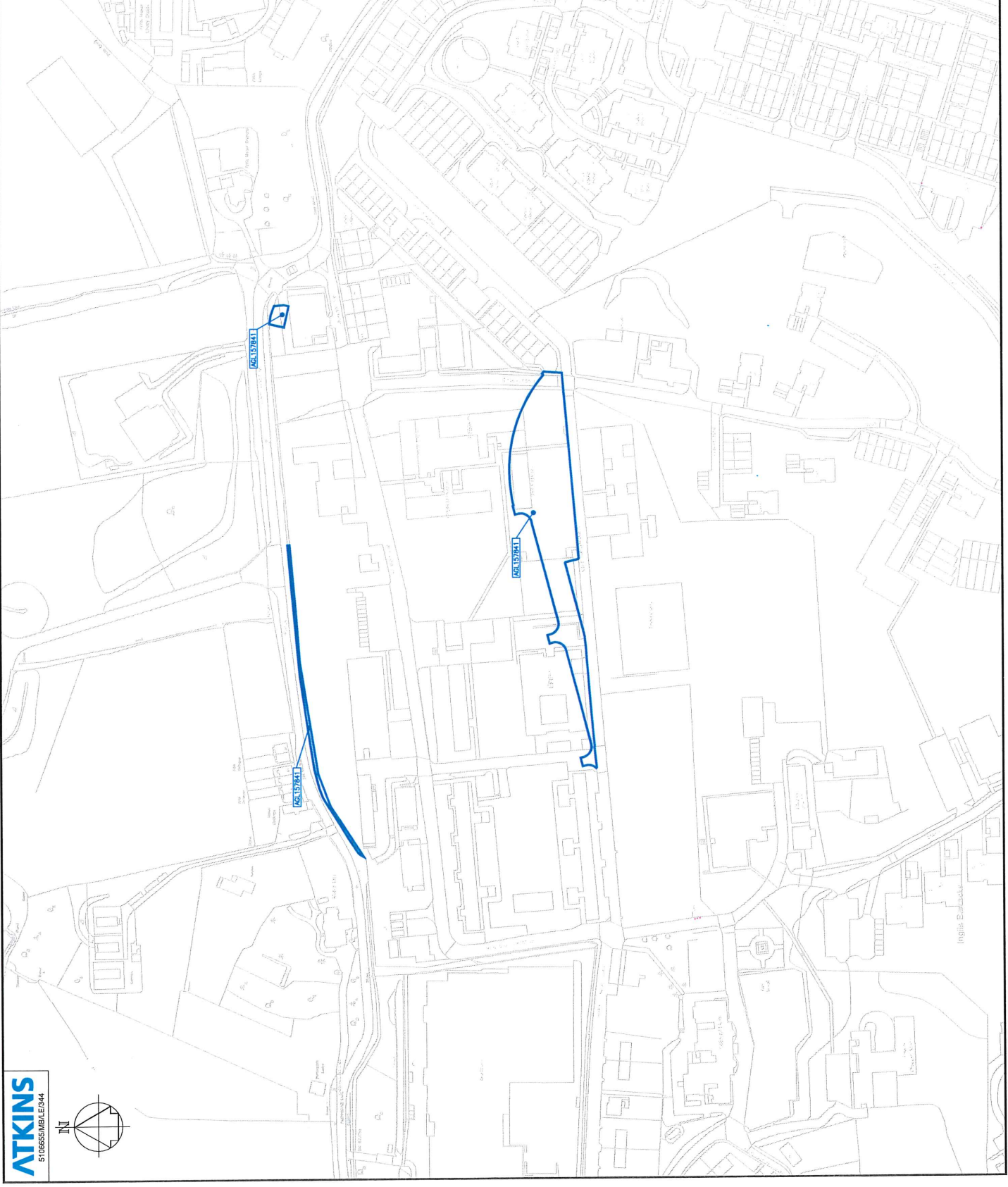
PROJECT
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DRAWING TITLE
 SITE WIDE MANCO TRANSFER
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 AGL157837

SCALE	DATE	BY	CHKD	DATE	BY
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1:2000 @ A3	14/10/13	DMC	DMC	14/10/13	DMC

DRAWING NO
 5106655/MB/LE/343
 REV
 L03





KEY:
 — AREA IN LAND TITLE AGL157841 WITHIN MANCO TRANSFER
 — BOUNDARY
 AREA = 4776 m² (1.022 ACRES)

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1	15/08/14	JM	TUJ	15/08/14
2	23/12/13	JM	TUJ	23/12/13

PROVISIONS	Drawn By	Checked By	Date
L03 AREAS AMENDED	NOS	TUJ	15/08/14
L02 AREAS AMENDED	TUJ	JM	23/12/13

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 L02 JM 23.12.13

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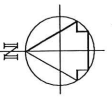
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DRAWING TITLE
 SITE WIDE MANCO TRANSFER
 VSM OPTION PLAN
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 SCALE 1:2000 @ A3 DATE 14/10/13
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PROJECT MILLBROOK PARK
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 DRAWING NO 5106655/MB/LE/344
 REV L03

KEY

AREA OF BOUNDARY
 AREA = 1593m² (0.394 ACRES)



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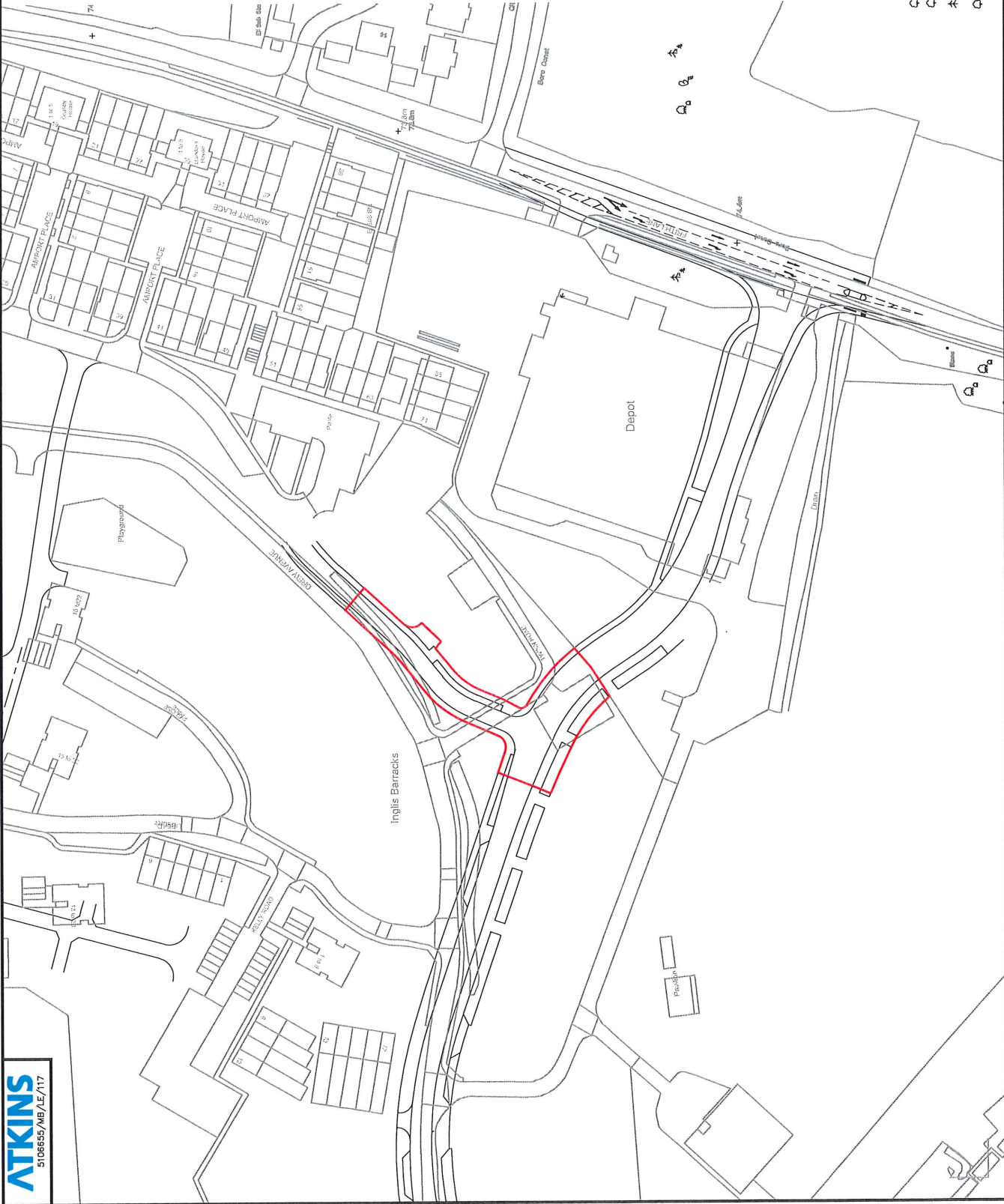
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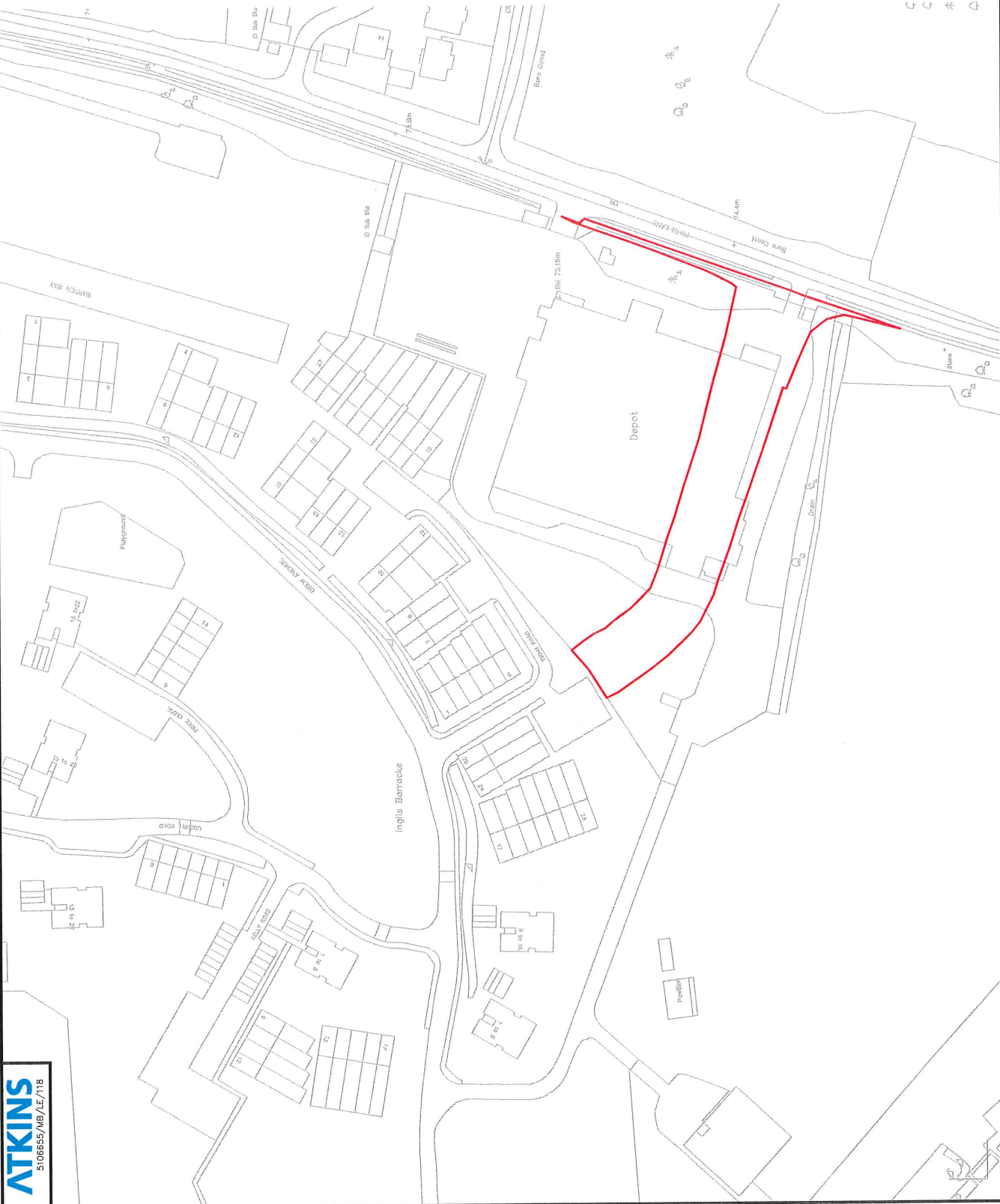
DRAWING TITLE
 SPINE ROAD TRANSFER
 ANNINGTON

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REV
 L02





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REV	DESCRIPTION	DATE
01	BOUNDARY AMENDED	24/04/13
02	BOUNDARY AMENDED	09/11/12
03	REVISED	
04	REVISED	
05	REVISED	
06	REVISED	

NO.	DATE	BY	CHECKED BY
1		JM	JM
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4		JM	JM
5		JM	JM

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PROJECT
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DRAWING TITLE
 SPINE ROAD TRANSFER
 VSM (MILL HILL 5)

SCALE 1:1250

NO.	DATE	BY	CHECKED BY
1	13/09/12	JM	JM
2	13/09/12	JM	JM

DRAWING NO 5106655/MB/LE/118 REV L03





MINISTRY OF DEFENCE

INGLIS BARRACKS MILL HILL

MOD LAND AT MILLBROOK
PARK MANAGEMENT COMPANY
PHASE 1a

Scale 1:1,250

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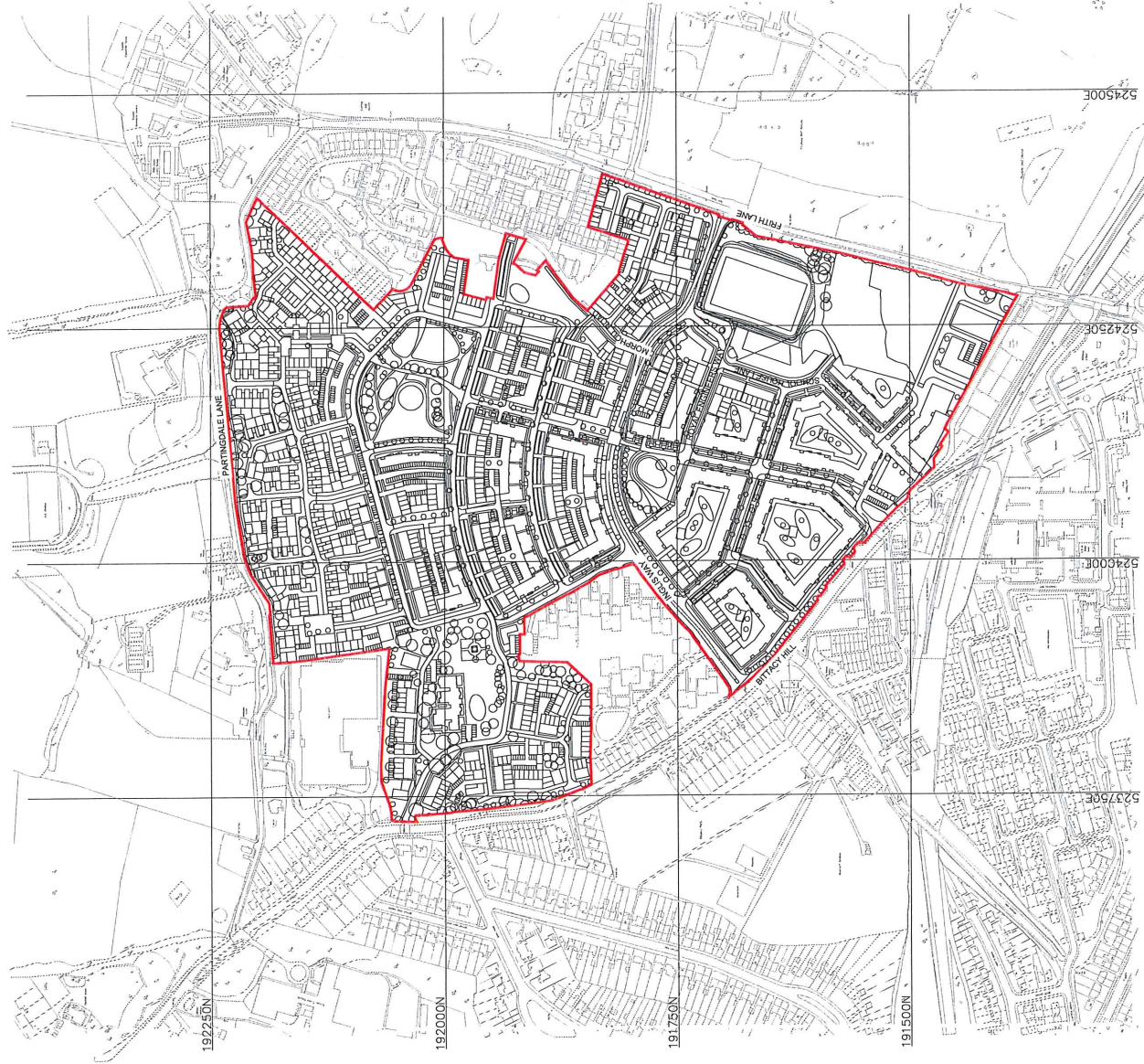
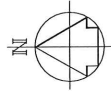
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Production Date:
12th February 2013
Drawn By:
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KEY: — OUTLINE PLANNING BOUNDARY (REF. H0601700)

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THE INGLIS CONSORTIUM LLP

PROJECT
MILLBROOK PARK

DRAWING TITLE
PHASE 4B
PLAN 1 - DEVELOPMENT PLAN

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