

Summary Delegated Powers Report

TITLE	West Hendon Estate - Private Treaty Acquisitions CPO1
DATE OF DECISION	12 th August 2015
DECISION TAKER	Kate Kennally, Strategic Director for Commissioning
SUMMARY OF DECISION	<p>Decision</p> <p>Authorise the private treaty acquisition of the Estate Properties' leasehold interests within West Hendon CPO1 land in accordance with Heads of Terms to be agreed in respect of each property.</p> <p>Background</p> <p>Cabinet, 30th August 2005 (Decision item 5) granted approval to enter into a Principal Development Agreement for the West Hendon Regeneration Scheme</p> <p>On 16th December 2013, the Cabinet Resources Committee resolved in principle the making of up to four separate Compulsory Purchase Orders (CPOs) for the delivery of the West Hendon Regeneration Scheme. Authority to grant the resolution to make the first CPO ("CPO1") was delegated to the Leader of the Council at that meeting http://barnet.moderngov.co.uk/mgAi.aspx?ID=5479.</p> <p>By a decision dated 27th February 2014, the Leader of the Council granted the resolution to make CPO1 for the purposes of delivering Phases 3b & 3c of the West Hendon Regeneration Scheme.</p> <p>The London Borough of Barnet (West Hendon Regeneration Area) Compulsory Purchase Order No1 2014 was made on 17th June 2014.</p> <p>In accordance with statutory guidance CPO powers should be exercised as a last resort and the Council as the acquiring authority is expected to try and negotiate the acquisition of the relevant interests, by way of private treaty acquisitions.</p> <p>Private treaty negotiations to secure the acquisition of the following Estate Properties with a leasehold interest within CPO1 are being carried out by Bilfinger GVA:</p> <ul style="list-style-type: none"> • Nos 3, 7, 11,13, 14, 15, 16, 17, 19, 21, 22 & 30 Tyrrel Way; • Nos 21, 28, 35, 44, 47, 48, 49, 51, 59, 64, 70, 85, 88, 92, 96 & 98 Marriots Close; and • Nos 18, 30, 45, 51, 52 & 60 Franklin House. <p>The market value of each property as determined by qualified surveyors, and additional payments (e.g. statutory home loss and disturbance payments etc) are referred to in the agreed Heads of Terms.</p> <p>The Council will recover the full acquisition costs related to these private treaty negotiations from Barratt Metropolitan LLP in accordance with the CPOIA (CPO</p>

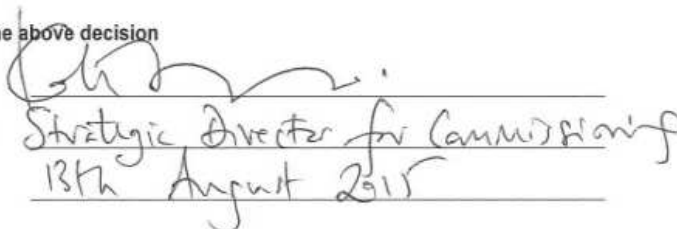
	<p>Indemnity Agreement) dated 5th February 2014.</p> <p>Separate authority in respect of the acquisition of third party proprietary interests relating to properties along The Broadway will be sought.</p> <p>The Cabinet Resources Committee meeting of 16th December 2013, delegated authority to the former Director of Place to take any further necessary actions to secure the making, confirmation and implementation of CPO1. Following that the decision the post of Director of Place was renamed Strategic Director of Growth and Environment.</p> <p>By a decision dated 19th December 2014, the Council's Chief Executive confirmed that the responsibilities of the Strategic Director for Growth and Environment are to be discharged for an interim period by the Strategic Director for Commissioning http://barnet.moderngov.co.uk/documents/s21303/Commissioning%20Restructure%20Interim%20Arrangements.pdf</p>
<p>AUDIT TRAIL OF DECISION – RETAINED AND WHERE?</p>	<p>Retained in service area.</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



Designation

Strategic Director for Commissioning

Date

13th August 2015