

	<h2>Urgency Committee</h2> <h3>17 October 2016</h3>
<p style="text-align: right;">Title</p>	<p>Inclusion of all regeneration estates in the capital programme for Advanced Acquisitions (Regeneration Estates)</p>
<p style="text-align: right;">Report of</p>	<p>Cath Shaw, Commissioning Director for Growth and Development</p>
<p style="text-align: right;">Wards</p>	<p>Underhill and other wards</p>
<p style="text-align: right;">Status</p>	<p>Public</p>
<p style="text-align: right;">Urgent</p>	<p>Yes</p>
<p style="text-align: right;">Key</p>	<p>Yes</p>
<p style="text-align: right;">Enclosures</p>	<p>N/A</p>
<p style="text-align: right;">Officer Contact Details</p>	<p>Nicola Bird 0208 359 4862</p>

<h2>Summary</h2>
<p>The capital budget for Advanced Acquisitions (Regeneration Estates), within the capital programme was established for the purpose of buying properties that would be subject to Compulsory Purchase Orders on West Hendon Estate, Grahame Park and the Whitefield estates in advance of the properties being required by the development partner and to use these properties as temporary accommodation. Agreement is sought to include all regeneration estates in the capital programme.</p>

<h2>Recommendations</h2>
<p>That the Committee approves</p> <ul style="list-style-type: none"> (i) the inclusion of all regeneration estates within the existing HRA capital budget for Advanced Acquisitions (Regeneration Estates) (ii) the inclusion of hardship cases within the Advanced Acquisition capital budgets (iii) removing limits to individual schemes in terms of overall number of properties that can be acquired on a particular regeneration scheme (iv) delegating authority to the Commissioning Director for Growth and Development

to decide upon the most appropriate use of funds across the Council's regeneration schemes and to take all other necessary actions to implement the advanced acquisition programme, acting in the best interests of the council

1. WHY THIS REPORT IS NEEDED

- 1.1 To ensure that all regeneration areas are included in the advanced acquisition programme, including a priority need to proceed with acquisitions on Dollis Valley in advance of the expiry of the current CPO. Inclusion of Dollis Valley will allow the current negotiations underway to proceed.

2. REASONS FOR RECOMMENDATIONS

- 2.1 At its meeting on 21 July 2014, Policy & Resources Committee approved funding for RE to acquire leasehold properties for the Council on the Council's Regeneration Estates from leaseholders who wish to sell in advance of a Compulsory Purchase Order or the properties being required by the developer. The properties acquired are used as temporary accommodation, managed by Barnet Homes, until they are required by the development partners.
- 2.2 The report referred to three specific estates - West Hendon Estate, Grahame Park and the Whitefield estates. Policy and Resources Committee increased the funding for this purpose at its meeting on 16 December 2015, and the current capital programme funding now totals £14.080m from 2015/16 to 2018/19.
- 2.5 Approval is now sought to include all regeneration schemes in the Advance Acquisition Programme and also to include hardship cases and payments for home loss and disturbance where there is a statutory requirement to pay these.
- 2.6 This specifically would include Dollis Valley, where a requirement has been identified to buy leasehold properties in advance of the developer requiring these. This would apply to phase 4 and phase 5.
- 2.7 Given the potential for further changes to development programmes, approval is also sought to remove limits to individual schemes in terms of overall number of properties that can be acquired on a particular regeneration scheme. Properties acquired under hardship may not be viable for re-letting. However, all other acquisitions will still be subject to scrutiny and an investment appraisal to ensure that properties with refurbishment costs will be held by LBB for a period which is adequate for a positive return on LBB's investment.

- 2.8 When the properties are required by the developers, the developer will pay market value plus any payments the Council had made for home loss and disturbance.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 2.1 A further option was not to include other estates within the advanced acquisition programme but to continue with funding for the stated three estates. To do nothing would not be treating people in similar circumstances in a fair and consistent way. Additional estates would have been included in the original decision had a need for acquisitions been identified. A need has now been identified.
- 2.2 A significant number of leasehold properties on regeneration estates will be acquired as a result of CPO. By including the estates in the advanced acquisition programme this will result in the Council having the opportunities to use these properties as temporary accommodation in advance of the developer requiring these. If the properties at Dollis Valley are not acquired by July 2017, the original CPO will expire and the Council will have to apply for a further CPO.

4. POST DECISION IMPLEMENTATION

- 4.1 Following approval of this recommendation, the capital programme will be amended.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 This supports the Council's corporate priorities as expressed through the Corporate Plan for 2015-20 which sets out the vision and strategy for the next five years based on the core principles of fairness, responsibility and opportunity, to make sure Barnet is a place:
- Of opportunity, where people can further 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

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

- 5.2.1 There is no addition to the capital programme budget as a result of this report.

5.3 Legal and Constitutional References

5.3.1 Council Constitution, Responsibility for Functions, Section 7 – Urgency Provisions – section 7.1 states “If a decision on an issue is required as a matter of urgency, and if time allows under the provisions of the Access to Information Rules, then a Committee comprising of the Leader, the Deputy Leader, and the Leader of the Opposition will be called. The decision may be within the terms of reference of another committee, but this will not invalidate the decision as the arrangements to discharge the function in cases of urgency is through a committee comprising the three specified members. The Committee must consult with the Chairman of the relevant Committee.’

5.3.2 The relevant Committees in this case are Policy and Resources, which previously approved the advanced acquisition programme capital budgets, and Assets, Regeneration and Growth Committee, which includes in its terms of reference: to develop and oversee a Regeneration Strategy; develop strategies which maximise the financial opportunities of growth; oversee major regeneration schemes including those of key social housing estates

5.4 Risk Management

5.4.1 There are no additional risks associated with extending the advanced acquisition scheme to other regeneration estates.

5.5 Equalities and Diversity

The Council is committed to improving the quality of life and wider participation for all the economic, educational, cultural, and social and community life within the borough. This is achieved by pursuing successful regeneration of the Borough’s regeneration areas. This benefits all sections of society by directly addressing the shortage of housing in the Borough across all tenures.

5.6 Consultation and Engagement

5.6.1 The Council and its partners on regeneration schemes are engaged in a wide range of consultations which are required at every stage of the regeneration programme.

5.6.2 The Council and its partners will embark upon consultation with all leaseholders making them aware of the scheme.

5.7 Insight

5.7.1 There are no data sources available that are applicable to this proposal.

5.8 Social Value

The re-development of brings with it a range of social value, including:

- Enhancement including new retail and leisure opportunities within an area already designated as a local hub
- Environmental and highways improvements
- The creation of large scale local employment and training opportunities in a disadvantaged neighbourhood with disproportionately high levels of unemployment
- Major new housing ,education ,health, childcare and other key infrastructure developments

6.0 BACKGROUND PAPERS

- 6.1 Policy and Resources Committee, 21 July 2014, agenda item 10 Funding for an Extra Care Housing Scheme at Moreton Close, NW7 and Advanced Acquisition of Leasehold properties on Regeneration Estates.
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=692&MIId=7860&Ver=4>
- 6.2 Policy and Resources Committee, 16 December 2015, agenda item 7 Business Planning - Medium Term Financial Strategy 2016-20
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=692&MIId=8349&Ver=4>