

	ACTION TAKEN UNDER DELEGATED POWERS BY OFFICER September 2016
Title	Approval of Council Acquiring a Licence for Additional Temporary Car Parking of 55 bays at Athenaeum Road Car Park, Whetstone
Report of	Director of Resources
Wards	All
Status	Public
Enclosures	Agreed Licence Document
Officer Contact Details	Steven Dunevein - Head of Estates Steve.dunevein@barnet.gov.uk Michael Gillespie - Area Lead Finchley & Golders Green Michael.gillespie@barnet.gov.uk

Summary

Following the termination of the lease of Building 4 NLBP in 2015 and the subsequent relocation of staff to Barnet House, there remains a shortfall in the number of car parking spaces available. Consequently the licence negotiated in 2015 is renewed by an efflux of time and will continue to provide the additional 55 spaces as previously agreed with the owner of the Athenaeum Road Car Park in Whetstone. The terms of the licence, for use by staff from Monday to Friday between the hours of 06:00 and midnight. The licence will run from 1st October 2016 on an annual basis.

This is on a non-exclusive basis as previously agreed.

This report is an addendum to the report of October 2015 which is attached.

Decisions

- 1. That the Council approve renewing the existing licence agreement to provide the additional parking capacity for the staff at Athenaeum Road, in accordance with the attached licence.**

1. WHY THIS REPORT IS NEEDED

- 1.1 As part of the Civic Accommodation Strategy, the Council determined to operate the break clauses within the occupational leases in North London Business Park (NLBP), Building 4 with effect from the 17th October 2015. As a result of the relocation of staff to Barnet House and the restricted provision of car parking spaces there, further car parking spaces are required.
- 1.2 The renewal of the licence secures the continued use of the 55 additional car parking spaces at Athenaeum Road, Whetstone, at a cost of £42,405 per annum (exclusive of VAT) plus agreed RPI of 1.8% giving a revised fee of £43,168.29.
- 1.3 LBB staff can therefore continue to benefit from this arrangement and use the car park.

2. REASONS FOR DECISIONS

- 2.1 To approve the continued use of car parking to enable the beneficial occupation of Barnet House and service delivery.

3. ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- 3.1 After a detailed search within the locality of Barnet House it has been determined that there are no additional spaces available at a reasonable rate per parking space. As priority over existing spaces is still being given to staff who required vehicles for the conduct of their roles and the delivery of the services across the Borough, this means there is insufficient provision for members of the public and staff needing to use cars on an infrequent basis to visit other council sites and customers.

4. POST DECISION IMPLEMENTATION

- 4.1 To complete the licence; this will have a commencement date of 1st October 2016.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 The corporate plan 2015-2020 sets out 4 strategic objectives. Taking a licence of car parking at Athenaeum Road to replace car parking lost due to the

surrender of leases of office space at NLBP and relocation of staff to Barnet House will comply with the Strategic Objectives of the Corporate Plan by assisting the efficient delivery of services to get value for money for the taxpayer.

- 5.1.2 Occupation by the Council at Barnet House is at a higher level of density of employee numbers than originally envisaged. This higher density enables the Council to occupy the office space more efficiently with the benefit of the cost savings achieved by terminating the leases at Building 4 NLBP. However, a greater provision of car parking is needed previously provided for at Barnet House.

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

- 5.2.1 The licence will commit the Council to pay a licence fee of £43,168.29 (exclusive of VAT) for the next 12 months until 30th September 2017, subject to either side operating the break clause. The licence will continue on an annual basis with a right for either party to determine the licence by giving three months' notice on the other party.

5.3 Legal and Constitutional References

- 5.3.1 A decision to consolidate within NLBP was set out in the Office Accommodation Rationalisation Strategy which was confirmed within the Strategic Asset Management Plan approved by Assets Regeneration and Growth Committee on 8 September 2014; this resulted in the consolidation of decanted staff into Barnet House.

- 5.3.2 In accordance with Responsibility for Functions, Annex B (Scheme of Delegated Authority to Officers) set out in the Constitution, Chief Officers have delegated authority:
- to discharge the functions allocated to them or dealt with by them or their staff, except for matters specifically reserved to, Committees or Council;
 - in all matters where they have managerial or professional authority;

5.4 Risk Management

- 5.4.1 The additional car parking is a critical success factor to enable the Council to increase the efficiency of its occupation of Barnet House.

5.5 Equalities and Diversity

- 5.5.1 Under the Equality Act 2010, the Council must have due regard to the need to:
a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; b) advance equality of opportunity between those with a protected characteristic and those without; c) promote good relations between those with a protected characteristic and those without. The 'protected characteristics' referred to are; age; disability; gender

reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation. It also covers marriage and civil partnership with regards to eliminating discrimination.

- 5.5.2 The Council is committed to improving the quality of life for all and wider participation in the economic, educational, cultural, social, and community life in the Borough.
- 5.5.3 The proposal to secure adequate car parking for the Council's Barnet House premises which provide accommodation for the Council's central services will assist the Council's staff in providing services which comply with the Equality Act.

5.6 Consultation and Engagement

- 5.6.1 The office Accommodation Rationalisation Strategy (OARS) forms part of the Strategic Asset Management Plan which was put out for consultation in 2014.

6. BACKGROUND PAPERS

Cabinet Resources Committee, 31 October 2007, [Building 2, North London Business Park Variations in detailed lease terms and a new lease of parts of the Lower Ground Floor](http://barnet.moderngov.co.uk/CeListDocuments.aspx?CommitteeId=0&MeetingId=416&DF=31%2f10%2f2007&Ver=2): <http://barnet.moderngov.co.uk/CeListDocuments.aspx?CommitteeId=0&MeetingId=416&DF=31%2f10%2f2007&Ver=2>

Assets, Regeneration & Growth Committee, 8 September 2014, Strategic Asset Management Plan:

<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MID=7885>

Estates Summary Delegated Powers Reports, June 2015 – details the decision of the Head of Estates Management to authorise a sub-lease by Middlesex University of areas of Building 2, North London Business Park:

<http://barnet.moderngov.co.uk/documents/s23970/Summary%20DPRs%20-%20Property%20transactions%20June%202015.pdf>

7. DECISION TAKER'S STATEMENT

- 7.1 *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.*

8. OFFICER'S DECISION

I authorise the following action

8.1

Signed Director of Resources

Date 9/11/2016
