

**Summary of Decisions Taken Under Delegated Powers – March 2017**

This notice gives detail of decisions taken within the organisation in accordance with the London Borough of Barnet’s Scheme of Delegation.

The decisions documented below are taken within the powers that the Council has delegated to Senior Officers. These decision makers are responsible for ensuring decisions are compliant with the decision making framework of the organisation which includes the Council’s Constitution, the Officer Scheme of Delegation, and budget and policy framework, as well as compliance with all relevant Legal considerations.

**Delivery Unit: Children’s Services (Family Services)**

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| TITLE  | DATE OF DECISION | DECISION TAKER                        | SUMMARY OF DECISION   |
|--|------------------|---------------------------------------|---|
| Create 1 new full-time (1.0 FTE) 12-month fixed term post of Quality Improvement Officer | 22 March 2017    | Assistant Director of Family Services | <p>This report seeks to create a 12 month fixed term post of Quality Improvement Officer, in addition to the permanent Project Support Officer post created in February 2017.</p> <p>The Quality Improvement Team is responsible for supporting the Senior Leadership Team in delivering improvement and assurance activity across Family Services. Due to the change in resourcing and responsibilities; the previous Development Projects Officer role designation to Quality Assurance and Improvement Lead and the move of the quality assurance function to sit under this post (previously under HoS Safeguarding and Quality Assurance), there</p> |

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|       |                  |                | <p>is a need for a dedicated resource to support improvement activity.</p> <p>This role is currently a short-term fixed contract while the team is established and there may be a need to further extend the contract at the end of the period.</p> <p><b>Financial Implications</b><br/>The post is graded H of the Barnet Pay Scale. This equates to £32,307 full-time equivalent. Total costs including oncosts will be £44,013 per annum.</p> <p>This post is funded through Transformation Monies which have been identified to support Improvement Activity.</p> <p>In addition the Quality Improvement Manager's (grade K) current role has been extended to support the quality assurance function of Children's Social Care which includes managing the QA Officers, Quality Improvement Officer and Quality Improvement Project Manager. The role is also supporting the improvement activity for SEND in Education. The current job description has been amended to reflect these additional responsibilities and has been renamed and regraded as <b>Quality Assurance and Improvement Lead</b>, grade L.</p> <p><b>Financial Implications</b><br/>The Quality Assurance and Improvement Lead post is graded L of the Barnet Pay Scale. This equates to £49,947 - £55,938 full-time equivalent per annum. Total costs including oncosts will be £68,657 - £77,026 per annum</p> |

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|       |                  |                | <p>This post is funded through current base budget.</p> <p><b>Constitutional powers / delegated power being exercised</b><br/>Annex B responsibility for functions delegates the below power:</p> <p>Where people processes are in accordance with the Council's Terms and Conditions and any cost can be contained within the Group or Delivery unit budget then this is a matter for the relevant Delivery Unit Director or equivalent</p> |

### **Delivery Unit: CSG**

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| TITLE  | DATE OF DECISION | DECISION TAKER  | SUMMARY OF DECISION   |
|--|------------------|-----------------|---|
| 177 Bells Hill, EN5 2TB                                    | 17 January 2017  | Head of Estates | To approve the lease renewal on the above property for a new 5 year lease from 18 May 2015 to 17 May 2020. The annual rent will be £7,300 rising from £6,000.   |
| Cravens Court Substation, Sunningfields Church End NW4 4QL | 3 March 2017     | Head of Estates | To approve renewal of a lease from 18 August 1975 (28 years) to 31 July 2003 of 20.2 sq metres sub-station. New lease for 21.9 sq m for 20 years at £350 p.a.x. with 5 years rent review to RPI subject to modernisation of the plant, and using the already agreed form of |

| TITLE                                    | DATE OF DECISION | DECISION TAKER  | SUMMARY OF DECISION   |
|--|------------------|-----------------|---|
|  |                  |                 | lease between Eastern Power Networks  |
| Hollickwood Primary School Substation    | 3 March 2017     | Head of Estates | To approve the renewal of Hollickwood Primary School Substation site  |
| Substation Sites (various)               | 3 March 2017     | Head of Estates | To approve the renewal of five substation leases Russell Lane, N20 (previous rent: £35 pa), Barfield Avenue, N20 (previous rent: £15 pa), Swan Lane, N20 (previous rent: £0 pa), Danesgrove Primary School, EN4 (previous rent: £15 pa), Ludgrove Playing Fields, EN5 (previous rent: £15 pa) |
| Substation Sites (various)               | 3 March 2017     | Head of Estates | To approve the renewal of four substation leases Simmons Close, N20 (Previous rent: £15 pa), Queen Elizabeth Girls School, EN5 (previous rent: £0 pa), Queen Elizabeth Girls School, EN5 (previous rent: £0 pa), East Barnet School, Chestnut Grove, EN4 (previous rent: £20 pa)              |
| Adjacent no: 59 Fursby Avenue, London N3 | 20 December 2016 | Head of Estates | To approve the grant of a lease for land and garage at the above address that was previously held under a Tenancy at Will   |

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|--|---------------------|--------------------------|--|
| Hendon Park Café,<br>Hendon Park,<br>Queens Road,<br>London NW4 2TG  | 23 February<br>2017 | Head of Estates          | To approve the agreement of the 2013 rent review at £1,000 pa increase (previous rent £12,500 pa)  |
| Gas governors<br>(various)   | 22 March<br>2017    | Head of Estates          | To approve the renewal of 9 gas governor leases (under a single lease) for a term of 20 years with 5 yearly rent reviews linked RPI. The total sum of all the 9 agreements is £4270 p.a. The leases have been collated under a single lease for ease of reference and to save on legal fees.   |
| Unit 24 Claremont<br>Way Industrial<br>Estate, London,<br>NW2 1BG<br>Brent Cross<br>Cricklewood<br>Regeneration              | 13 February<br>2017 | Director of<br>Resources | To approve the grant of a contracted out lease to DPF Gas until 31 December 2017   |
| Licence for<br>Security, Dixons<br>Car Park, Brent<br>Cross, NW2 1LP   | 21 March<br>2017    | Director of<br>Resources | To approve the grant of a licence to PB Donoghue who will act as security for the site by parking 'roll on roll off' containers along the boundaries of the site   |
| Variation to DPR<br>dated 22 February<br>2017<br>Units 5, 7, 9, 11<br>Claremont Way<br>Industrial Estate,<br>London, NW2 1AJ | 27 March<br>2017    | Director of<br>Resources | Variation to DPR dated 22 February 2017 -Previous DPR approved the surrender of the lease under the Landlord and Tenant Act 1954 and, upon surrender, a Tenancy at Will until 12 April 2017. This DPR is to approve variation: Surrender date 2 April 2017, after which a Tenancy at Will to be granted at a peppercorn rent ending on 30 June 2017. |

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|---|------------------|-----------------|--|
| Letting of vacant shop No. 25 Bell Lane, Hendon   | 14/03/2017       | Head of Estates | To approve the agreement of the Letting of vacant shop No. 25 Bell Lane, Hendon  |
| Tenancy at Will agreements to allow the occupation of South Friern Library, East Barnet Library, Childs Hill Library, and Mill Hill Library | 31/03/2017       | Head of Estates | To approve the four tenancy at will agreements to document the occupation of the libraries in the interim period before the lease documents are completed.   |
| Surrender of the lease of four units at the Concourse under the Landlord and Tenant Act 1954  | 09/03/2017       | Head of Estates | To approve surrender of the lease of four units under the Landlord and Tenant Act 1954 – Units 7A, Gainsborough Centre Front Rooms, Gainsborough Centre Rear Rooms and Noel Lounge The Concourse, Graham Park Estate |
| Lyttleton Playing Fields, Hampstead Garden Suburb   | 07/02/2017       | Head of Estates | To approve the agreement of the Rent Review, dated 1st August 2015, at £54,000, representing a £2,000 increase annually.   |
| Adjacent no.59 Fursby Avenue, London, N3  | 20/12/2016       | Head of Estates | To approve the grant of a Lease for land and garage at the above address that was previously held under a Tenancy at Will.   |
| Rent Review – Hendon Park Café, Hendon Park, Queen's Road, London, NW4 2TG  | 23/02/2017       | Head of Estates | To approve the agreement of the 2013 Rent Review at a £1,000 per annum increase (previous rent £12,500 p.a).   |

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| Unit 24 Claremont Way Industrial Estate, London, NW2 1BG<br>Brent Cross Cricklewood Regeneration | 13/02/2017       | Director of Resources | To approve the grant of a contracted out lease to DPF Gas until 31 December 2017   |
| Unit 24 Claremont Way Industrial Estate, London, NW2 1BG<br>Brent Cross Cricklewood Regeneration | 13/02/2017       | Director of Resources | to approve the grant of a contracted out lease to DPF Gas until 31 December 2017   |
| Licence for Security, Dixons Car Park, Brent Cross, NW2 1LP                                      | 21/03/2017       | Director of Resources | <p>To approve the grant of a licence to PB Donoghue who will act as security for the site by parking 'roll on roll off' containers along the boundaries of the site.</p> <ul style="list-style-type: none"> <li>• PB Donoghue will act as security for the site by parking 'roll on roll off' containers along the boundaries of the site.</li> <li>• Property Services will issue Donoghue a three month licence to secure the site in this manner until planning consent is obtained for parking.</li> <li>• There will be no other vehicle movement during this time.</li> <li>• This is our solution as security considering that travellers are still in the area.</li> <li>• If planning consent is obtained, the licence will be terminated and Donoghue will be granted a contracted out lease for the Dixons site, subject to contract and approval.</li> <li>• The licence can be terminated at any time.</li> </ul> |

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| Variation to DPR dated 22 February 2017<br>Units 5, 7, 9, 11<br>Claremont Way<br>Industrial Estate,<br>London, NW2 1AJ<br>Brent Cross<br>Cricklewood<br>Regeneration | 27/03/2017       | Director of Resources | Variation to DPR dated 22 February 2017:<br><br>Previous DPR approved the surrender of the lease under the Landlord and Tenant Act 1954 and, upon surrender, a Tenancy at Will until 12 April 2017.<br><br>To approve variation:<br>Surrender date 2 April 2017, after which a Tenancy at Will to be granted at a peppercorn rent ending on 30 June 2017.<br>There are no changes with respect to Financial Implications. |
| Gas Governors (various)  | 22/03/2017       | Head of Estates       | To approve the renewal of 9 gas governor leases (under a single lease) for a term of 20 years with 5 yearly rent reviews linked RPI. The total sum of all the 9 agreements is £4270 p.a. The leases have been collated under a single lease for ease of reference and to save on legal fees.  |
| Old Cholmeleain Sports Club, Hendon Wood Lane NW7 4HR  | 17/03/2017       | Head of Estates       | To authorise a deed of variation of the current lease to allow the tenant to sub-let part, to allow the change of use of part for the installation of a Telecommunications Tower, and to allow the installation of a Telecommunications Tower.  |



**Delivery Unit: Adults and Communities**

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| TITLE   | DATE OF DECISION | DECISION TAKER                           | SUMMARY OF DECISION  |
|---|------------------|--|--|
| Business Support Assistant role within the Customer Care Team       | 31 March 2017    | Assistant Director Community Wellbeing   | This report seeks approves the creation of a Customer Care Business Support Assistant from 1st April 2017.   |
| Creation of temporary posts for the Adults Transformation Programme | 30 March 2017    | Commissioning Director Adults and Health | <p>Commissioning Group have identified a requirement to create a temporary resource to support the Adults Transformation Programme to provide additional capacity, continuity, specialist PMO and Project Management expertise. The two roles are described below:</p> <p>Strategic Transformation Lead, Alternative Delivery Vehicle:<br/>It was agreed by the Adults and Safeguarding Committee on 6 March 2017 that further work was required to fully develop the NHS shared service option. Following this decision resources have been reviewed to determine the capacity and capability required to develop the next update for the Adults and Safeguarding Committee in September 2017. A key requirement in the next stage is detailed understanding of potential governance arrangements for integration and the future structure of an integrated service.</p> <p>In order to maintain continuity and pace and ensure the right level of subject matter expertise on the project there is a requirement to extend and formalise a role previously filled by an agency contractor. With the proposed post holder's involvement to-date and</p> |

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|  |                                |                                 | <p>at this stage of the project it would be difficult to identify a suitable candidate in the market or within the organisation that could get up to speed quickly and that also has the specialist experience required.</p> <p>Initially the post is required for 6 months, part time, with a review and extension for another 6 months depending on resource requirements following the September Committee decision. The cost will be met from the Adults Transformation budget. The budgeted costs (including on costs) for one full year is £52,756, however the post will be reviewed at six months.</p> <p>Adults Transformation Programme Coordinator:</p> <p>The Transformation Programme Co-ordinator manages all aspects of the Adult Transformation Programme PMO function and had the experience to take on some direct project management activity. With the proposed post holder's involvement to-date with key programme office activities in train, it would be difficult to identify a suitable candidate in the market or within the organisation that could get up to speed quickly to maintain sufficient pace and continuity. Initially the post is required for 3 months, part time, with a review and extension for another 3 months depending on resource requirements</p> <p>The cost will be met from the Adults Transformation budget. The budgeted costs (including on costs) for one full year is £43,414, however the need for the post will be reviewed at three months.</p> |
| Novation of Contract from Housing and Care 21 to Ark Home Healthcare | 15 <sup>th</sup> February 2017 | Adults and Communities Director | Following the acquisition of the Housing and Care 21 home care service, by Ark Home Healthcare, the Council requires that a contract novation be agreed in order that it can continue to purchase services from the provider. Due diligence has been undertaken including financial checks and references.   |

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**Delivery Unit: Re.**

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| TITLE   | DATE OF DECISION | DECISION TAKER                         | SUMMARY OF DECISION   |
|---|------------------|--|---|
| Redevelopment of former Parcelforce Worldwide Depot, Geron Way, NW2 - Agreement under Section 38 and Section 278 of the Highways Act 1980 | 3 March 2017     | Commissioning Director for Environment | <p>That the Council enters into an agreement under Sections 38 and 278 of the Highways Act 1980 together with the Primary Developer of former Parcelforce Worldwide Depot site, (A2 Dominion Housing Group Ltd), the Secondary Developer (Hammerson Plc) and other parties including Transport For London and Higgins Construction Plc (Agents for A2 Dominion Housing Group Ltd) to carry out highway works under the Council's supervision and in accordance with approved drawings (or any subsequent revision approved by the Traffic and Development Section, Development and Regulatory Services) associated with those works.</p> <p>That, the necessary Traffic Management Order(s) are processed as shown on drawing no A086925_204 Rev H (or any subsequent revision approved by the Traffic and Development Section, Development and Regulatory Services) subject to i) agreement with</p> |

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|--|------------------|--|---|
|  |                  |  | the Traffic and Development Section, Development and Regulatory Services ii) Public Consultation  |
| West Hendon Estate Regeneration – SUO 7 – Stopping up of Highway at / adjacent to Warner Close, Tyrrel Way, Milton Road (part), Stanley Road NW9 under Section 247 of the Town and Country Planning Act 1990 | 27 January 2017  | Commissioning Director - Environment   | <p>That the Council make an Order for the Stopping up of highway land at/adjacent to Warner Close, Tyrrel Way, Milton Road (part), Stanley Road as per attached drawing no. GWHPAS-C-DWG-4500 Rev P3 and schedule (or any subsequent revision approved by the Traffic and Development Section, Development and Regulatory Services), pursuant to Section 247 of the Town and Country Planning Act 1990.</p> <ul style="list-style-type: none"> <li>• in the event that there is no opposition to the Notice of the making of the Order, to confirm the order.</li> <li>• In the event that the proposal for the making of the Order is opposed, to notify the Mayor of London of the objection and to hold a public inquiry, if appropriate.</li> <li>• To seek recovery of legal and other fees including advertising costs from the developer/developer’s agent.</li> </ul> |
| Redevelopment at Grahame Park Estate, NW9, Phase 1b sub-phase 1 - Variation to an existing agreement under Section 38 and Section 278 of the Highways Act 1980 dated 09 December                             | 23 February 2017 | Commissioning Director for Environment | That, subject to completion of all necessary legal and other documentation, the Council and the Developer and their agents, enter into a deed of variation in order to amend the existing legal agreement made under Sections 38 and 278 of the Highways Act, to incorporate a deed of warranty and indemnity for highway works that did not meet the specification approved by the Council.  |

| TITLE   | DATE OF DECISION | DECISION TAKER                       | SUMMARY OF DECISION  |
|---|------------------|--------------------------------------|--|
| 2013  |                  |                                      |  |
| Redevelopment at Oakleigh Road South Depot- Highway Works under Section 278 and Section 38 of the Highways Act 1980 | 1 February 2017  | Commissioning Director - Environment | <p>The developers, Capita Property and Infrastructure, were granted planning permission on 10<sup>th</sup> November 2015 under application reference number 15/04005/FUL for "The relocation of the waste management highways and fleet maintenance facilities provided by London Borough of Barnet, currently based at the Mill Hill Depot at Bittacy Hill.</p> <p>Due to the site increasing the amount of heavy vehicles on this stretch of road, and the need for a heavy vehicle crossover to access the site, the developers have agreed to undertake these works and will enter into an agreement with the council under Section 278 of the Highways Act 1980. The development also proposes the adoption of a stretch of footway under Section 38 of the Highways Act 1980.</p> <p>The proposed highway works in Oakleigh Road South entail the reconstruction / resurfacing of the existing footway, the reconstruction of the existing crossovers / access to serve the development, reconstruction of the carriageway, installation of new signage and fencing, alterations to the existing TMO</p> |
| West Hendon Sailing Base – Lease to Barratt Metropolitan LLP for use as temporary show suite                        | 20 February 2017 | Head of Estate Management            | <p>Property address: Cool Oak lane, West Hendon Regeneration scheme.</p> <p>On 27<sup>th</sup> February 2012 the Council agreed to enter into a Licence agreement with Barratt Metropolitan LLP to Occupy the sailing Base</p>   |

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| and parking.   |                  |   | <p>land at Cool Oak lane, West Hendon for a period of 2 years from 11<sup>th</sup> February 2011 and annual licence fee of £8,000.</p> <p>On 2<sup>nd</sup> September 2013, following a review of the proposed occupation and the occupier's request to extension provision for a further 2 years term, the council solicitors advised that the occupation should be under a lease rather than a licence. This lease was for a 4 year term. The Council then entered into a Lease to Barratt Metropolitan LLP for a term of 4 years from 11<sup>th</sup> February 2011 at an annual rent of £8,000 per annum exclusive. The lease expired on the 11<sup>th</sup> February 2015.</p> <p>A new Lease contracted out of the security of tenure provisions of the Landlord and Tenant act 1954 lease has been agreed with Barratt Metropolitan LLP for a term of 4 years from 11<sup>th</sup> February 2015 at an annual rent of £8,500 per annum exclusive. Heads of Terms have been agreed, all legal and professional costs will be met by the Lessee.</p> <p><b>Decision</b></p> <p>Authority for the Council to enter into a Lease, contracted out of the security of tenure provisions of the Landlord and Tenant act 1954, to Barratt Metropolitan LLP for a term of 4 years from 11<sup>th</sup> February 2015 at an annual rent of £8,500 per annum exclusive.</p> |
| License for Choice for Grahame Park Ltd (CfGP) to carry out work on Barnet Council land at | 3 March 2017     | Commissioning Director Growth and Development | The licence covers early demolition works to an area of Plot 10, specifically the two storey building Noel, the adjacent single storey building Noel Lounge and two blocks of garages (13 no.) The works will comprise the provision of hoarding to the site and then the subsequent demolition of the buildings and removal from site, including asbestos  |

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| Grahame ark Stage B  |                  |   | removal, to ground slab level, including the isolation, alteration, diversion of all existing services connected to or affected by the works. The licence contains provisions for public liability insurance   |
| Authority for London Borough of Barnet to Buy Back Pramsheds at Granville Road Estate as set out on the attached exempt information sheet          | 16 January 2017  | Commissioning Director for Growth and Development | <p>A decision was made by the Cabinet Resources Committee on the 4th December 2013 that enabled the Council to enter into a Development Agreement (DA) with Mulalley and One Housing Group. The Development Agreement was signed on the 19th December 2013. Pursuant to Clause 8.4.2 of the DA the Council is authorised by Mulalley and One Housing Group, amongst other things, to buy back the pramsheds at Granville Road Estate in order to gain vacant possession of the pramsheds. Under the DA the Development Partners are responsible for the acquisition costs of the Pramsheds.</p> <p>On 12th December 2016, The ARG Committee authorised the CPO process for the Granville Road pramsheds to commence. As part of the Private Treaty process the Council is buying back these pramsheds.</p> |
| Development at former B&Q site, 1201 High Road, Barnet, London, N20 OPD - Highway Works Agreement under Sections 38 / 278 of the Highways Act 1980 | 18 January 2017  | Commissioning Director - Environment              | <p>On 01 December 2014 the Council validated an application for planning permission reference number 14/07670/FUL for the following: "Demolition of the existing buildings and the erection of 124 residential units (C3) comprising 24 houses (3-4 storey) and four apartment blocks (3-6 storey) providing 100 new flats. Associated facilities including 126 car parking spaces (basement and surface level), cycle parking, refuse facilities, landscaping and external amenity space". On 3<sup>rd</sup> December 2015, the Council granted planning permission at Committee for the development.</p> <p>The Council has approved proposals for highway works which</p>   |

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|   |                        |   | <p>include the provision of a new access on the High Road, with the removal of former customer access. The site is accessed from Whetstone High Road, in two Locations allowing for through flow from south to north. The northern entrance will be relocated further north to work with the residential block locations and will have no impact to the existing High Road traffic islands. This will include the resurfacing of the public footway abutting the site, to amend damage caused by construction works. Existing street lighting columns and gully locations to be maintained.</p> |
| <p>West Hendon Estate Regeneration – Marsh Drive between Perryfield Way and Marriotts Close– Highway Works Agreement under Sections 38 / 278 of the Highways Act 1980</p> | <p>19 January 2017</p> | <p>Commissioning Director - Environment</p> | <p>The proposed S38 / 278 highways works as detailed above are to be carried out by the developers and Barratt Metropolitan LLP, under the Council’s direct supervision and in accordance with the approved drawings associated with these works, (or any subsequent drawing revisions as deemed fit by the Commissioning Director – Environment).</p> <p>A Traffic Management Order (TMO) is to be processed as detailed above.</p>  |
| <p>Edgwarebury cemetery extension, Clay Lane, Edgware HA8. Deed of Variation of agreement under Section 278 of the Highways Act 1980.</p>                                 | <p>09 January 2017</p> | <p>Commissioning Director – Environment</p> | <p>The Trustees of Belsize Square Synagogue applied to the Council for Planning Permission that was registered on 12th December 2008 under planning application no. H/04617/08. Outline planning consent was granted on 12 August 2010. The Delegated Powers to progress the Highway Works covered by an agreement under Section 278 of the Highways Act 1980 was completed on 25th January 2012. The S278 Highway Agreement was signed on 25th September 2015 and is attached to this DPR and the works have subsequently been completed.</p>  |



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|       |                  |                | <p>A Section 73 application was registered on 16th June 2011 under planning application no. H/02136/11 to amend the outline application to remove the previous 8 new staff car parking spaces from the proposals.</p> <p>The planning application H/04617/08 was not progressed as stated in the Section 278 agreement which now needs to be varied to accord with planning application H/02136/11. The planning consent will be granted at the same time as signing the varied Section 278 agreement.</p> |

**Delivery Unit: Assurance Group**

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| Amendment of Audit Executive post to become Senior Audit Executive Post | 8 March 2017     | Interim Assurance Director | <p>Amending one of the two Audit Executive posts within the Internal Audit Team to become a Senior Audit Executive post. This will strengthen the effectiveness of the Internal Audit team:</p> <p>The Senior Audit Executive post would be at Grade K (£60,777- £67,282 including on costs) – in accordance with evaluation undertaken by HR on 14 December 2016.</p> <p>We currently have two posts at the 'Audit Executive' level, with one of them being vacant. The amended post (Senior Audit Executive) requires additional skills / responsibilities to the Audit Exec post (JE0072) which is currently graded at grade J (£50,463- £56,834). This amended post will also directly line manage and be responsible</p> |

| TITLE  | DATE OF DECISION | DECISION TAKER | SUMMARY OF DECISION  |            |             |   |          |  |          |                                    |               |  |  |                    |  |  |                |
|--|------------------|----------------|--|------------|-------------|---|----------|--|----------|------------------------------------|---------------|--|--|--------------------|--|--|----------------|
|  |                  |                | <p>for the schools auditor post (JE0070) which is graded at grade I and will deputise for the Head of Service post in absence and at meetings etc.</p> <p>The difference in cost of the Senior Audit Executive post (which replaces one of the Audit Executive posts) will be funded by the current Audit Executive vacancy and by the budget that has been made available due the current Head of Internal Audit becoming part time. Change to be effective from 1 October 2016:</p> <table border="1" data-bbox="1025 619 1861 1085"> <thead> <tr> <th data-bbox="1025 619 1706 692">Evaluation</th> <th data-bbox="1706 619 1861 692">Mid-point £</th> </tr> </thead> <tbody> <tr> <td data-bbox="1025 692 1706 746">Senior Audit Executive post - New grade (J)</td> <td data-bbox="1706 692 1861 746">64,029.5</td> </tr> <tr> <td data-bbox="1025 746 1706 801">Audit Executive post - current grade (K)</td> <td data-bbox="1706 746 1861 801">53,648.5</td> </tr> <tr> <td data-bbox="1025 801 1706 855"><b>Additional funding required</b></td> <td data-bbox="1706 801 1861 855"><b>10,381</b></td> </tr> <tr> <td data-bbox="1025 855 1706 884"></td> <td data-bbox="1706 855 1861 884"></td> </tr> <tr> <td data-bbox="1025 884 1706 938"><b>Funded from</b></td> <td data-bbox="1706 884 1861 938"></td> </tr> <tr> <td data-bbox="1025 938 1706 1085">Reduction in hours - Head of Internal Audit becoming part time</td> <td data-bbox="1706 938 1861 1085"><b>-16,867</b></td> </tr> </tbody> </table> | Evaluation | Mid-point £ | Senior Audit Executive post - New grade (J) | 64,029.5 | Audit Executive post - current grade (K) | 53,648.5 | <b>Additional funding required</b> | <b>10,381</b> |  |  | <b>Funded from</b> |  | Reduction in hours - Head of Internal Audit becoming part time | <b>-16,867</b> |
| Evaluation   | Mid-point £      |                |  |            |             |   |          |  |          |                                    |               |  |  |                    |  |  |                |
| Senior Audit Executive post - New grade (J)                    | 64,029.5         |                |  |            |             |   |          |  |          |                                    |               |  |  |                    |  |  |                |
| Audit Executive post - current grade (K)                       | 53,648.5         |                |  |            |             |   |          |  |          |                                    |               |  |  |                    |  |  |                |
| <b>Additional funding required</b>                             | <b>10,381</b>    |                |  |            |             |   |          |  |          |                                    |               |  |  |                    |  |  |                |
|  |                  |                |  |            |             |   |          |  |          |                                    |               |  |  |                    |  |  |                |
| <b>Funded from</b>   |                  |                |  |            |             |   |          |  |          |                                    |               |  |  |                    |  |  |                |
| Reduction in hours - Head of Internal Audit becoming part time | <b>-16,867</b>   |                |  |            |             |   |          |  |          |                                    |               |  |  |                    |  |  |                |

**Delivery Unit: Commissioning Group**

Contacts

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| TITLE                                   | DATE OF DECISION | DECISION TAKER            | SUMMARY OF DECISION  |
|---|------------------|---------------------------|--|
| Youth Perception Survey                 | 8 March 2017     | Head of Communications    | Having undertaken a competitive procurement process in accordance with Barnet's Contract Procedure Rules, and having full evaluated the responses received, it has been decided to appoint Westco Ltd a two year contract to administer a Youth Perception Survey. |
| 19 Claremont Way Industrial Estate, NW2 | 18 July 2016     | Head of Estate Management | Author of the DPR to approve the lease renewal on the above property on a contracted out lease until 31 December 2017 with 3 month rolling break. The property is in the BXC zone and rent stays at £5,600 p.a.  |

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| <p>The acquisition of 6 Anvil Court, Luton, LU3 2RB</p> | <p>27 February 2017</p> | <p>Director of Resources</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 6 Anvil Court, Luton, LU3 2RB in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28<sup>th</sup> June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 12<sup>th</sup> December 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties for out of London [previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development.</p> <p>The cost, and additional payments will not exceed £177,300 (£152,500 purchase cost, £5,125 stamp duty and £19,675 other costs). All future costs and income will be allocated to the Housing Needs and Resources (HNR) General Fund budgets.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase is marginally above the range of market value.</p> <p>DECISION: Authorise the private treaty acquisition 6 Anvil Court,</p> |
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| <p>The acquisition of 9 Endersby Road, Barnet, London, EN5 3AH</p> | <p>27 February 2017</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 9 Endersby Road, Barnet, London, EN5 3AH in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 17th October 2016, the Urgency Committee approved the business case for the acquisition of HRA properties within London as outlined in the Appendix to the Urgency Report entitled "In London Acquisitions Project". The funding agreed from HRA capital was £4.4m which will be used to fund this purchase. This budget has subsequently been increased to £6m.</p> <p>On 12<sup>th</sup> December 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties to the Commissioning Director, Growth and Development.</p> <p>The cost, and additional payments will not exceed £296,275 (£270,000 purchase cost, £11,600 stamp duty and £12,275 other costs). All future costs and income for the property will be contained within the HRA. The acquisition is expected to deliver the range of benefits identified in the report to ARG on 12<sup>th</sup> December 2016</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost falls below the range of market value.</p> <p>The property is currently owner occupied.</p> <p>DECISION: Authorise the private treaty acquisition 9 Endersby Road, Barnet, London, EN5 3AH in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of 23 Queens Terrace, Upton Park, E13 9AL</p> | <p>27 February 2017</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 23 Queens Terrace, Upton Park, E13 9AL in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 17th October 2016, the Urgency Committee approved the business case for the acquisition of HRA properties within London as outlined in the Appendix to the Urgency Report entitled “In London Acquisitions Project”. The funding agreed from HRA capital was £4.4m. This budget has subsequently been increased to £6m which will be used to fund this purchase.</p> <p>On 12<sup>th</sup> December 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties to the Commissioning Director, Growth and Development.</p> <p>The cost, and additional payments will not exceed £339,865 (£293,000 purchase cost, £13,440 stamp duty and £33,425 other costs). All future costs and income for the property will be contained within the HRA. The acquisition is expected to deliver the range of benefits identified in the report to ARG on 12<sup>th</sup> December 2016.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within the range of market value. The property is currently owner occupied.</p> <p>DECISION: Authorise the private treaty 23 Queens Terrace. Upton Park, E13 9AL in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of 6 The Wharfe, Bedford, MK41 7XP</p> | <p>22 December 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p>Decision:<br/>To authorise the private treaty acquisition 6 The Wharfe, Bedford, MK41 7XP in accordance with Heads of Terms to be agreed in respect of this property.</p> <p>Background:<br/>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28 June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 12<sup>th</sup> October 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties for out of London [ previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development.</p> <p>The cost, and additional payments will not exceed £232,495 (£185,000 purchase cost, £6,750 stamp duty and £40,745 other costs). All future costs and income will be allocated to the Housing Needs and Resources (HNR) General Fund budgets.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is below the range of market value.</p> <p>The property is not currently tenanted.</p> <p>DECISION: Authorise the private treaty acquisition 6 The Wharfe, Bedford, MK41 7XP in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of 10 Long Meadow, Houghton Regis, LU5 5RR</p> | <p>15 February 2017</p> | <p>Director of Resources</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 10 Long Meadow, Houghton Regis, LU5 5RR in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28<sup>th</sup> June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 12<sup>th</sup> December 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties for out of London [previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development.</p> <p>The cost, and additional payments will not exceed £239,365 (£195,000 purchase cost, £7,250 stamp duty and £37,115 other costs). All future costs and income will be allocated to the Housing Needs and Resources (HNR) General Fund budgets.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase is within the range of market value.</p> <p>The vendor is an owner occupier.</p> |
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| <p>The acquisition of 16e Ashburnham Road, Bedford, MK40 1DS</p> | <p>3 March 2017</p> | <p>Director of Resources</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 16e Ashburnham Road, Bedford, MK40 1DS in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28<sup>th</sup> June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 12<sup>th</sup> December 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties for out of London [previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development.</p> <p>The cost, and additional payments will not exceed £171,775 (£150,000 purchase cost, £5,000 stamp duty and £16,775 other costs). All future costs and income will be allocated to the Housing Needs and Resources (HNR) General Fund budgets.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase is within the range of market value.</p> <p>DECISION: Authorise the private treaty acquisition 16e Ashburnham Road, Bedford, MK40 1DS in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of 40 West Side, Doggett Street LU7 1BE</p> | <p>21 December 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><b>Decision:</b><br/>To authorise the private treaty acquisition 40 West Side, Doggett Street LU7 1BE in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><b>Background:</b><br/>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled "Out of Borough Acquisitions".<br/>On 28<sup>th</sup> June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.<br/>On 12<sup>th</sup> December 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties for out of London [previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development.<br/>The cost, and additional payments will not exceed £175,385 (£150,000 purchase cost, £5,000 stamp duty and £20,385 other costs). All future costs and income will be allocated to the Housing Needs and Resources (HNR) General Fund budgets.<br/>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within the range of market value.<br/><b>DECISION:</b> Authorise the private treaty acquisition 40 West Side, Doggett Street LU7 1BE in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of 157 Cardington Road, Bedford, MK42 0BZ</p> | <p>2 March 2017</p> | <p>Director of Resources</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 157 Cardington Road, Bedford, MK42 0BZ in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28<sup>th</sup> June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 12<sup>th</sup> December 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties for out of London [previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development.</p> <p>The cost, and additional payments will not exceed £227,570 (£194,995 purchase cost, £7,250 stamp duty and £25,325 other costs). All future costs and income will be allocated to the Housing Needs and Resources (HNR) General Fund budgets.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase is within the range of market value.</p> <p>DECISION: Authorise the private treaty acquisition 157 Cardington Road, Bedford, MK42 0BZ in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of 4 Mulberry Close, Luton, LU1 1BY</p> | <p>2 March 2017</p> | <p>Director of Resources</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 4 Mulberry Close, Luton, LU1 1BY in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28<sup>th</sup> June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 12<sup>th</sup> December 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties for out of London [previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development.</p> <p>The cost, and additional payments will not exceed £151,355 (£130,000 purchase cost, £4,000 stamp duty and £17,355 Other costs). All future costs and income will be allocated to the Housing Needs and Resources (HNR) General Fund budgets.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase is below of market value.</p> <p>DECISION: Authorise the private treaty acquisition 4 Mulberry Close, Luton, LU1 1BY in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of 21 Leven Walk, Bedford, MK41 7XF</p> | <p>14 February 2017</p> | <p>Director of Resources</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 21 Leven Walk, Bedford, MK41 7XF in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28<sup>th</sup> June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 12<sup>th</sup> December 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties for out of London [previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development.</p> <p>The cost, and additional payments will not exceed £211,790 (£190,000 purchase cost, £7,000 stamp duty and £14,790 Other costs). All future costs and income will be allocated to the Housing Needs and Resources (HNR) General Fund budgets.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within the range of market value.</p> <p>The property is not currently tenanted.</p> |
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| <p>The acquisition of 63 Shackleton House, Brentfield Road, NW10 8EH</p> | <p>25 October 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition of 63 Shackleton House, Brentfield Road, London NW10 8EH in accordance with Heads of Terms to be agreed.</p> <p><u>Background:</u></p> <p>On 17th October 2016, the Urgency Committee approved the business case for the acquisition of HRA properties within London as outlined in the Appendix to the Urgency Report entitled “In London Acquisitions Project”.</p> <p>On 17<sup>th</sup> October 2016 the Urgency Committee delegated the purchases of individual properties to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee.</p> <p>The proposed purchase will be funded from the current budget established within the HRA Capital Budget.</p> <p>The cost will not exceed £295,895 (£274,000 purchase cost, £9,975 other costs and £11,920 stamp duty, this excludes disbursements and legal costs. A valuation report from a qualified surveyor is annexed, which shows the purchase price as less than the market value range.</p> |
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| <p>The acquisition of 204 Lambourne Court, Navestock Crescent, London, IG8 7BD</p> | <p>2 March 2017</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 204 Lambourne Court, Navestock Crescent, IG8 7BD in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 17th October 2016, the Urgency Committee approved the business case for the acquisition of HRA properties within London as outlined in the Appendix to the Urgency Report entitled “In London Acquisitions Project”. The funding agreed from HRA capital was £4.4m which will be used to fund this purchase. This budget has subsequently been increased to £6m</p> <p>On 12<sup>th</sup> December 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties to the Commissioning Director, Growth and Development.</p> <p>The cost, and additional payments will not exceed £226,315 (£190,000 purchase cost, £7,000 stamp duty and £29,315 other costs). All future costs and income for the property will be contained within the HRA. The acquisition is expected to deliver the range of benefits identified in the report to ARG on 12<sup>th</sup> December 2016</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase is within the range of market value.</p> <p>DECISION: Authorise the private treaty acquisition 204 Lambourne Court, Navestock Crescent, IG8 7BD in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of 217 Webb Court, Attlee Road, SE28 8DN</p> | <p>22 November 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 217 Webb Court, Attlee Road, SE28 8DN in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 17th October 2016, the Urgency Committee approved the business case for the acquisition of HRA properties within London as outlined in the Appendix to the Urgency Report entitled “In London Acquisitions Project”.</p> <p>On 17<sup>th</sup> October 2016 the Urgency Committee delegated the purchases of individual properties to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee.</p> <p>The proposed purchase would be funded from the current budget established within the HRA Capital Budget.</p> <p>The cost and additional payments will not exceed £195,735 (£157,500 purchase cost, £5,375 stamp duty and £32,860 other costs). This excludes disbursements and legal costs. All future costs and income for the property will be contained within the HRA.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is below the range of market value.</p> <p>DECISION: Authorise the private treaty acquisition 217 Webb Court, Attlee Road, SE28 8DN in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of Flat 26, Moreton Tower, Lexden Road, London, W3 9NG</p> | <p>18 November 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition Flat 26, Moreton Tower, Lexden Road, London, W3 9NG in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 17th October 2016, the Urgency Committee approved the business case for the acquisition of HRA properties within London as outlined in the Appendix to the Urgency Report entitled “In London Acquisitions Project”.</p> <p>On 17<sup>th</sup> October 2016 the Urgency Committee delegated the purchases of individual properties to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee.</p> <p>The proposed purchase would be funded from the current budget established within the HRA Capital Budget.</p> <p>The cost and additional payments will not exceed £320,975 (£300,000 purchase cost, £14,000 stamp duty and £6,975 other costs). This excludes disbursements and legal costs. Whilst the purchase price is not within the scope initially modelled, it is intended to proceed on the basis that it will form part of the average price for the totality of the properties bought</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is below the range of market value.</p> <p>DECISION: Authorise the private treaty acquisition of Flat 26, Moreton Tower, Lexden Road, London, W3 9NG in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of 18 Fullwell Court, Fullwell Avenue, IG5 0RZ</p> | <p>7<sup>th</sup> November 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 18 Fullwell Court, Fullwell Avenue IG5 0RZ in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 17th October 2016, the Urgency Committee approved the business case for the acquisition of HRA properties within London as outlined in the Appendix to the Urgency Report entitled “In London Acquisitions Project”.</p> <p>On 17<sup>th</sup> October 2016 the Urgency Committee delegated the purchases of individual properties to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee.</p> <p>The proposed purchase would be funded from the current budget established within the HRA Capital Budget.</p> <p>The cost, and additional payments will not exceed £317,905 (£268,000 purchase cost, £11,440 stamp duty and £38,465 other costs). This excludes disbursements and legal costs. A valuation report is annexed, showing the market value of this property as determined by qualified surveyors. Whilst the purchase price is not within the scope initially modeled, it is intended to proceed on the basis that it will form part of the average price for the totality of the properties bought.</p> <p>it can be seen that the proposed purchase cost is within that range of market value.</p> <p>DECISION: Authorise the private treaty acquisition of 18 Fullwell Court, Fullwell Avenue IG5 0RZ in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of 12 Heswall Court, Bailey Street, Luton, LU1 3DT</p> | <p>11 Nov 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition of 12 Heswall Court, Bailey Street, Luton, LU1 3DT in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28 June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 17<sup>th</sup> October 2016 the Urgency Committee delegated the purchases of individual properties for out of London [ previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee</p> <p>The cost, and additional payments will not exceed £143,725 (£120,000 purchase cost, £3,600 stamp duty and £20,125 other costs). This excludes disbursements and legal costs. Whilst the purchase price is not within the scope initially modeled, it is intended to proceed on the basis that it will form part of the average price for the totality of the properties bought</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within that range of market value.</p> <p>DECISION: Authorise the private treaty acquisition of 12 Heswall Court, Bailey Street, Luton, LU1 3DT in accordance with Heads of Terms to be agreed</p> |
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| <p>The acquisition of 51 Williamson Road, Bedfordshire, MK42 7HL</p> | <p>3 November 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition of 51 Williamson Road, MK42 7HL in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28 June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 17<sup>th</sup> October 2016 the Urgency Committee delegated the purchases of individual properties for out of London [ previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee</p> <p>The cost, and additional payments will not exceed £171,625 (£152,000 purchase cost, £5,100 stamp duty and £14,525 other costs). This excludes disbursements and legal costs. Whilst the purchase price is not within the scope initially modeled, it is intended to proceed on the basis that it will form part of the average price for the totality of the properties bought.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within that range of market value.</p> <p>DECISION: Authorise the private treaty acquisition of 51 Williamson Road MK42 7HL in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of 10 Ashleigh House, Cardington Road, MK42 0DG</p> | <p>7 February 2017</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 10 Ashleigh House, Cardington Road, MK42 0DG in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28<sup>th</sup> June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 12<sup>th</sup> December 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties for out of London [previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development.</p> <p>The cost, and additional payments will not exceed £171,730 (£152,500 purchase cost, £5,125 stamp duty and £14,105 other costs). All future costs and income will be allocated to the Housing Needs and Resources (HNR) General Fund budgets.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase is within the range of market value.</p> <p>The property is currently tenanted, but the landlord instigated possession proceedings prior to LBB interest.</p> |
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| <p>The acquisition of 18 Rooksmead, Bedford, MK41 7QX</p> | <p>14 February 2017</p> | <p>Director of Resources</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 18 Rooksmead, Bedford, MK41 7QX in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28<sup>th</sup> June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 12<sup>th</sup> December 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties for out of London [previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development.</p> <p>The cost, and additional payments will not exceed £239,365 (£195,000 purchase cost, £7,250 stamp duty and £37,115 other costs). All future costs and income will be allocated to the Housing Needs and Resources (HNR) General Fund budgets.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase is below the range of market value.</p> <p>The property is currently vacant.</p> |
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| <p>The acquisition of 3 Knighthead Point, The Quarterdeck, London, E14 8SR</p> | <p>26 January 2017</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 3 Knighthead Point, The Quarterdeck, London, E14 8SR in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 17th October 2016, the Urgency Committee approved the business case for the acquisition of HRA properties within London as outlined in the Appendix to the Urgency Report entitled “In London Acquisitions Project”. The funding agreed from HRA capital was £4.4m which will be used to fund this purchase. A further £1.6m budget is to be added, making a full budget of £6m.</p> <p>On 12<sup>th</sup> December 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties to the Commissioning Director, Growth and Development.</p> <p>The cost, and additional payments will not exceed £352,750 (£297,000 purchase cost, £13,760 stamp duty and £41,990 other costs). All future costs and income for the property will be contained within the HRA. The acquisition is expected to deliver the range of benefits identified in the report to ARG on 12<sup>th</sup> December 2016</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is below the range of market value.</p> <p>This property is not currently tenanted.</p> <p>DECISION: Authorise the private treaty acquisition 3 Knighthead Point, The Quarterdeck, London, E14 8SR in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of 4 Adlington Court, Mayne Avenue, LU4 9LD</p> | <p>22 December 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 4 Adlington Court, Mayne Avenue, LU4 9LD in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28 June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 12<sup>th</sup> December 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties for out of London [previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development.</p> <p>The cost, and additional payments will not exceed £171,205 (£145,000 purchase cost, £4,750 stamp duty and £21,455 other costs). All future costs and income will be allocated to the Housing Needs and Resources (HNR) General Fund budgets.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within the range of market value.</p> <p>The property is currently tenanted, but the landlord instigated possession proceedings prior to LBB interest.</p> |
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| <p>The acquisition of 5 Chiltern Court, Chiltern Road, LU6 1HS</p> | <p>01 Feb 2017</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 5 Chiltern Court, Chiltern Road, LU6 1HS in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28<sup>th</sup> June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 12<sup>th</sup> December 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties for out of London [previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development.</p> <p>The cost, and additional payments will not exceed £174,835 (£160,000 purchase cost, £5,500 stamp duty and £9,335 other costs). All future costs and income will be allocated to the Housing Needs and Resources (HNR) General Fund budgets.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within the range of market value.</p> <p>The property is not currently tenanted.</p> |
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| <p>The acquisition of 5 Petteril Walk, Bedford MK41 7XJ</p> | <p>22 December 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 5 Petteril Walk, Bedford MK41 7XJ in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28 June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 12<sup>th</sup> December 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties for out of London (previously referred to as Out of Borough) acquisitions programme to the Commissioning Director, Growth and Development.</p> <p>The cost, and additional payments will not exceed £236,815 (£175,000 purchase cost, £6,250 stamp duty and £55,565 other costs). All future costs and income will be allocated to the Housing Needs and Resources (HNR) General Fund budgets.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is below the range of market value.<br/> <b>DECISION:</b> Authorise the private treaty acquisition 5 Petteril Walk, Bedford MK41 7XJ in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of 6 Skerne Passage, Bedford, MK41 7XX</p> | <p>01 February 2017</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 6 Skerne Passage, Bedford, MK41 7XX in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28<sup>th</sup> June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 12<sup>th</sup> December 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties for out of London [previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development.</p> <p>The cost, and additional payments will not exceed £211,245 (£190,000 purchase cost, £7,000 stamp duty and £14,245 other costs). All future costs and income will be allocated to the Housing Needs and Resources (HNR) General Fund budgets.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within the range of market value.</p> <p>The property is not currently tenanted.</p> |
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| <p>The acquisition of 9 Wellington Court, Wellington Street, Luton, LU1 5LH</p> | <p>31 January 2017</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 9 Wellington Court, Wellington Street, Luton, LU1 5LH in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28<sup>th</sup> June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 12<sup>th</sup> December 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties for out of London [previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development.</p> <p>The cost, and additional payments will not exceed £177,875 (£153,000 purchase cost, £5,150 stamp duty and £19,725 other costs). All future costs and income will be allocated to the Housing Needs and Resources (HNR) General Fund budgets.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within the range of market value.</p> <p>The property is currently tenanted, but the landlord instigated possession proceedings prior to LBB interest.</p> |
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| <p>The acquisition of 11 Harvest Close Luton LU4 0PP</p> | <p>08 December 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u><br/>To authorise the private treaty acquisition of 11 Harvest Close, Luton, LU4 0PP in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28 June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 17<sup>th</sup> October 2016 the Urgency Committee delegated the purchases of individual properties for out of London [ previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee</p> <p>The cost, and additional payments will not exceed £167,575 (£145,000 purchase cost, £4,750 stamp duty and £17,825 other costs). This excludes disbursements and legal costs. All future costs and income will be allocated to the Housing Needs and Resources (HNR) revenue budgets,</p> <p>Whilst the purchase price is not within the scope initially modelled, it is intended to proceed on the basis that it will form part of the average price for the totality of the properties bought. All revenue costs and income will fall on the Housing General Fund budget</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within that range of market value.</p> <p>DECISION: Authorise the private treaty acquisition of 11 Harvest Close, Luton LU4 0PP in accordance with Heads of Terms to be agreed</p> |
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| <p>The acquisition of 12 Carmichael House, Poplar High Street, E14 0AZ</p> | <p>29 November 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 12 Carmichael House, Poplar High Street, E14 0AZ in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 17th October 2016, the Urgency Committee approved the business case for the acquisition of HRA properties within London as outlined in the Appendix to the Urgency Report entitled “In London Acquisitions Project”.</p> <p>On 17<sup>th</sup> October 2016 the Urgency Committee delegated the purchases of individual properties to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee.</p> <p>The proposed purchase would be funded from the current budget established within the HRA Capital Budget.</p> <p>The cost and additional payments will not exceed £369,515 (£316,000 purchase cost, £15,280 stamp duty and £38,235 other costs). This excludes disbursements and legal costs. Whilst the purchase price is not within the scope initially modelled, it is intended to proceed on the basis that it will form part of the average price for the totality of the properties bought. All future costs and income for the property will be contained within the HRA.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within the range of market value.</p> <p>DECISION: Authorise the private treaty acquisition of 12 Carmichael House, Poplar High Street, E14 0AZ in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of 26 Albert Street, Bedford MK40 2JB</p> | <p>14 December 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition of 26 Albert Street, Bedford MK40 2JB in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28 June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 17<sup>th</sup> October 2016 the Urgency Committee delegated the purchases of individual properties for out of London [ previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee</p> <p>The cost, and additional payments will not exceed £180,635 (£140,000 purchase cost, £4,500 stamp duty and £36,135 other costs). This excludes disbursements and legal costs. All future costs and income will be allocated to the Housing Needs and Resources (HNR) General Fund budgets.</p> <p>Whilst the purchase price is not within the scope initially modelled, it is intended to proceed on the basis that it will form part of the average price for the totality of the properties bought.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost (which is £140k, the reported £145k figure is the asking price) is £1k less than the bottom of that range of market value.</p> |
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| <p><b>The acquisition of 27 Princes Court, The Mall, LU5 4HW</b></p> | <p>16 December 2016</p> | <p><b>Commissioning Director, Growth and Development</b></p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition of 27 Princes Court, The Mall, LU5 4HW in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28 June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 12<sup>th</sup> December 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties for out of London [previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development.</p> <p>The cost, and additional payments will not exceed £163,805 (£130,000 purchase cost, £4,700 stamp duty and £29,105 other costs). An agreement is in place with the vendor to facilitate lease extension and it is a condition of the purchase that a renewed long lease is in place prior to completion. All future costs and income will be allocated to the Housing Needs and Resources (HNR) General Fund budgets.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within the range of market value.</p> |
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| <p>The acquisition of 38 Luther Close, Edgware, HA8 8YY</p> | <p>02 February 2017</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 38 Luther Close, Edgware, HA8 8YY in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 17th October 2016, the Urgency Committee approved the business case for the acquisition of HRA properties within London as outlined in the Appendix to the Urgency Report entitled “In London Acquisitions Project”. The funding agreed from HRA capital was £4.4m which will be used to fund this purchase. A further £1.6m budget is to be added, making a full budget of £6m.</p> <p>On 12<sup>th</sup> December 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties to the Commissioning Director, Growth and Development.</p> <p>The cost, and additional payments will not exceed £297,725 (£268,000 purchase cost, £11,440 stamp duty and £18,285 other costs). All future costs and income for the property will be contained within the HRA. The acquisition is expected to deliver the range of benefits identified in the report to ARG on 12<sup>th</sup> December 2016</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within the range of market value.</p> <p>The Property is not currently tenanted.</p> <p>DECISION: Authorise the private treaty acquisition 38 Luther Close, Edgware, HA8 8YY in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of 40 West Side, Doggett Street LU7 1BE</p> | <p>21 December 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 40 West Side, Doggett Street LU7 1BE in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28<sup>th</sup> June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 12<sup>th</sup> December 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties for out of London [previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development.</p> <p>The cost, and additional payments will not exceed £175,385 (£150,000 purchase cost, £5,000 stamp duty and £20,385 other costs). All future costs and income will be allocated to the Housing Needs and Resources (HNR) General Fund budgets.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within the range of market value.</p> <p>DECISION: Authorise the private treaty acquisition 40 West Side, Doggett Street LU7 1BE in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of 49 Gillespie Close, MK42 9JQ</p> | <p>01 February 2017</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 49 Gillespie Close, MK42 9JQ in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28<sup>th</sup> June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 12<sup>th</sup> December 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties for out of London [previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development.</p> <p>The cost, and additional payments will not exceed £178,175 (£142,500 purchase cost, £4,625 stamp duty and £31,050 other costs). All future costs and income will be allocated to the Housing Needs and Resources (HNR) General Fund budgets.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within the range of market value.</p> <p>The property is not currently tenanted.</p> |
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| <p>The acquisition of 53A Chiltern Road, Dunstable, LU6 1EP</p> | <p>26 January 2017</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 53A Chiltern Road, Dunstable, LU6 1EP in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28<sup>th</sup> June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 12<sup>th</sup> December 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties for out of London [previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development.</p> <p>The cost, and additional payments will not exceed £187,185 (£159,000 purchase cost, £5,400 stamp duty and £22,785 other costs). All future costs and income will be allocated to the Housing Needs and Resources (HNR) General Fund budgets.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase is marginally higher than the range of market value.</p> <p>The property is not currently tenanted.</p> |
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| <p>The acquisition of 61 Queens Court, LU5 4HH</p> | <p>22 December 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition of 61 Queens Court, LU5 4HH in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28<sup>th</sup> June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 12<sup>th</sup> December 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties for out of London (previously referred to as Out of Borough) acquisitions programme to the Commissioning Director, Growth and Development.</p> <p>The cost, and additional payments will not exceed £182,425 (£142,000 purchase cost, £4,600 stamp duty and £35,825 other costs). This excludes legal costs. The offer has been made subject to the vendor serving an enfranchisement notice to facilitate lease extension and it is a condition of the purchase that a renewed long lease will be granted prior to completion. The expected cost of this (up to £17,000) is allowed for in the other costs above) All future costs and income will be allocated to the Housing Needs and Resources (HNR) General Fund budgets.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within the range of market value.</p> <p>DECISION: Authorise the private treaty acquisition of 61 Queens Court, LU5 4HH in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of 65 Queens Court, Luton, LU5 4HH</p> | <p>20 December 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 65 Queens Court, Luton, LU5 4HH in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28 June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 12<sup>th</sup> December 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties for out of London [previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development.</p> <p>The cost, and additional payments will not exceed £183,735 (£149,000 purchase cost, £4,950 stamp duty and £29,785 other costs). This figure excludes legal costs. All future costs and income will be allocated to the Housing Needs and Resources (HNR) General Fund budgets.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within the range of market value.</p> <p>The property is not currently tenanted.</p> |
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| <p>The acquisition of 87 Cornish House, Green Dragon Lane, TW8 0DB</p> | <p>01 Feb 2017</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 87 Cornish House Green Dragon Lane, TW8 0DB in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 17th October 2016, the Urgency Committee approved the business case for the acquisition of HRA properties within London as outlined in the Appendix to the Urgency Report entitled “In London Acquisitions Project”. The funding agreed from HRA capital was £4.4m which will be used to fund this purchase. A further £1.6m budget is to be added, making a full budget of £6m.</p> <p>On 12<sup>th</sup> December 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties for out of London [previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development.</p> <p>The cost, and additional payments will not exceed £318,185 (£270,000 purchase cost, £11,600 stamp duty and £36,585 other costs). All future costs and income will be allocated to the Housing Needs and Resources (HRA) Housing Revenue Account budgets.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within the range of market value. The acquisition is expected to deliver the range of benefits identified in the report to ARG on 12<sup>th</sup> December 2016</p> <p>This property is not currently tenanted.</p> |
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| <p>The acquisition of 88 Edmeston Close, London, E9 5TL</p> | <p>18 November 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u><br/>To authorise the private treaty acquisition 88 Edmeston Close, London, E9 5TL in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u><br/>On 17th October 2016, the Urgency Committee approved the business case for the acquisition of HRA properties within London as outlined in the Appendix to the Urgency Report entitled "In London Acquisitions Project".</p> <p>On 17<sup>th</sup> October 2016 the Urgency Committee delegated the purchases of individual properties to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee.</p> <p>The proposed purchase would be funded from the current budget established within the HRA Capital Budget.</p> <p>The cost and additional payments will not exceed £318,715 (£278,000 purchase cost, £12,240 stamp duty and £28,475 other costs). This excludes disbursements and legal costs. Whilst the purchase price is not within the scope initially modeled, it is intended to proceed on the basis that it will form part of the average price for the totality of the properties bought.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within that range of market value. Whilst the purchase price is not within the scope initially modelled, it is intended to proceed on the basis that it will form part of the average price for the totality of the properties bought.</p> <p>DECISION: Authorise the private treaty acquisition of 88 Edmeston Close, London, E9 5TL in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of 137f Queens Drive, Bedford, MK41 9JQ</p> | <p>26 January 2017</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 137f Queens drive, Bedford, MK41 9JQ in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28<sup>th</sup> June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 12<sup>th</sup> December 2016 the Asset, Regeneration and Growth Committee delegated the purchases of individual properties for out of London [previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development.</p> <p>The cost, and additional payments will not exceed £147,390 (£120,000 purchase cost, £3,600 stamp duty and £23,790 other costs). All future costs and income will be allocated to the Housing Needs and Resources (HNR) General Fund budgets.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within the range of market value.</p> <p>The property is not currently tenanted.</p> |
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| <p>The acquisition of 29 Rowland Court, Beaconsfield Road, E16 4HY</p> | <p>11 November 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 29 Rowland Court, Beaconsfield Road, London E16 4HY in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 17th October 2016, the Urgency Committee approved the business case for the acquisition of HRA properties within London as outlined in the Appendix to the Urgency Report entitled “In London Acquisitions Project”.</p> <p>On 17<sup>th</sup> October 2016 the Urgency Committee delegated the purchases of individual properties to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee.</p> <p>The proposed purchase would be funded from the current budget established within the HRA Capital Budget.</p> <p>The cost, and additional payments will not exceed £272,855 (£249,000 purchase cost, £9,950 stamp duty and £13,905 other costs). This excludes disbursements and legal costs. A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is less than the market value provided.</p> <p>DECISION: Authorise the private treaty acquisition of 29 Rowland Court, Beaconsfield Road, London E16 4HY in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of 122 Kingsland Court, Kingsland Road, Luton, LU1 3DR</p> | <p>30 November 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition of 122 Kingsland Court, Kingsland Road, Luton, LU1 3DR in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28 June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 17<sup>th</sup> October 2016 the Urgency Committee delegated the purchases of individual properties for out of London [previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee.</p> <p>The cost, and additional payments will not exceed £137,295 (£125,000 purchase cost, £3,750 stamp duty and £8,545 other costs). This excludes disbursements and legal costs. Any future costs and income from the property will be allocated to the housing general fund revenue budgets. A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost meets the assessed market value.</p> <p>DECISION: Authorise the private treaty acquisition of 122 Kingsland Court, Kingsland Road, Luton, LU1 3DR in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of 8 Welland Court, Avon Drive, Bedford, MK41 7EY</p> | <p>30 November 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u><br/>To authorise the private treaty acquisition of 8 Welland Court, Avon Drive, Bedford, MK41 7EY in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u><br/>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28 June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 17<sup>th</sup> October 2016 the Urgency Committee delegated the purchases of individual properties for out of London [previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee.</p> <p>The cost, and additional payments will not exceed £174,710 (£137,500 purchase cost, £4,375 stamp duty and £32,835 other costs). This excludes disbursements and legal costs. Whilst the purchase price is not within the scope initially modelled, it is intended to proceed on the basis that it will form part of the average price for the totality of the properties bought. All revenue costs and income will fall on the Housing General Fund budget</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within the assessed market value.</p> <p>DECISION: Authorise the private treaty acquisition of 8 Welland Court, Avon Drive, Bedford, MK41 7EY in accordance with Heads of Terms to be agreed</p> |
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| <p>The acquisition of 10 Reddall Close, Bedford, MK42 0LY</p> | <p>30 November 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u><br/>To authorise the private treaty acquisition of 144 Reddall Close, Bedford, MK42 0LY in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u><br/>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28 June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 17<sup>th</sup> October 2016 the Urgency Committee delegated the purchases of individual properties for out of London [previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee.</p> <p>The cost, and additional payments will not exceed £165,165 (£130,000 purchase cost, £4,000 stamp duty and £31,165 other costs). This excludes disbursements and legal costs. All revenue costs and income will fall on the Housing General Fund budget</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is below the assessed market value.</p> <p>DECISION: Authorise the private treaty acquisition of 144 Reddall Close, Bedford, MK42 0LY in accordance with Heads of Terms to be agreed</p> |
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| <p>The acquisition of 26 Storey House, Cottage Street, Poplar E14 0HE</p> | <p>29 November 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 26 Storey House, Cottage Street, Poplar E14 0HE in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 17th October 2016, the Urgency Committee approved the business case for the acquisition of HRA properties within London as outlined in the Appendix to the Urgency Report entitled “In London Acquisitions Project”.</p> <p>On 17<sup>th</sup> October 2016 the Urgency Committee delegated the purchases of individual properties to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee.</p> <p>The proposed purchase would be funded from the current budget established within the HRA Capital Budget.</p> <p>The cost and additional payments will not exceed £348,345 (£305,000 purchase cost, £14,400 stamp duty and £28,945 other costs). This excludes disbursements and legal costs. Whilst the purchase price is not within the scope initially modelled, it is intended to proceed on the basis that it will form part of the average price for the totality of the properties bought. All future costs and income for the property will be contained within the HRA.</p> <p>An independent valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within the range of market value.</p> |
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| <p>The acquisition of 29 Arethusa House, Cahir Street, London, E14 3RD</p> | <p>29 November 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 29 Arethusa House, Cahir Street, London, E14 3RD in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 17th October 2016, the Urgency Committee approved the business case for the acquisition of HRA properties within London as outlined in the Appendix to the Urgency Report entitled “In London Acquisitions Project”.</p> <p>On 17<sup>th</sup> October 2016 the Urgency Committee delegated the purchases of individual properties to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee.</p> <p>The proposed purchase would be funded from the current budget established within the HRA Capital Budget.</p> <p>The cost and additional payments will not exceed £371,710 (£332,500 purchase cost, £16,600 stamp duty and £22,610 other costs). This excludes disbursements and legal costs. Whilst the purchase price is not within the scope initially modelled, it is intended to proceed on the basis that it will form part of the average price for the totality of the properties bought. All future costs and income for the property will be contained within the HRA.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is below the range of market value.</p> <p>DECISION: Authorise the private treaty acquisition of 29 Arethusa House, Cahir Street, London, E14 3RD in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of 38 Alfred Prior House, Grantham Road, London, E12 5NA</p> | <p>29 November 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition of 38 Alfred Prior House, Grantham Road, London, E12 5NA in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 17th October 2016, the Urgency Committee approved the business case for the acquisition of HRA properties within London as outlined in the Appendix to the Urgency Report entitled "In London Acquisitions Project".</p> <p>On 17<sup>th</sup> October 2016 the Urgency Committee delegated the purchases of individual properties to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee.</p> <p>The proposed purchase would be funded from the current budget established within the HRA Capital Budget.</p> <p>The cost, and additional payments will not exceed £220,025 (£190,000 purchase cost, £7,000 stamp duty and £23,025 other costs). This excludes disbursements and legal costs. All future costs and income for the property will be contained within the HRA. All future costs and income for the property will be contained within the HRA.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within the range of market value.</p> <p>DECISION: Authorise the private treaty acquisition of 38 Alfred Prior House, Grantham Road, London, E12 5NA in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of 52 Granard House, Bradstock Road, E9 5BN</p> | <p>6 December 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u><br/>To authorise the private treaty acquisition 52 Granard House, Bradstock Road, E9 5BN in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u><br/>On 17th October 2016, the Urgency Committee approved the business case for the acquisition of HRA properties within London as outlined in the Appendix to the Urgency Report entitled “In London Acquisitions Project”. The funding agreed from HRA capital was £4.4m which will be used to fund this purchase.</p> <p>On 17<sup>th</sup> October 2016 the Urgency Committee delegated the purchases of individual properties to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee.</p> <p>The proposed purchase would be funded from the current budget established within the HRA Capital Budget.</p> <p>The cost and additional payments will not exceed £337,285 (£295,000 purchase cost, £13,600 stamp duty and £28,685 other costs). This excludes disbursements and legal costs. All future costs and income for the property will be contained within the HRA.</p> <p>Whilst the purchase price is not within the scope initially modelled, it is intended to proceed on the basis that it will form part of the average price for the totality of the properties bought.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within the range of market value.</p> |
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| <p>The acquisition of 59 Startpoint, Downs Road, Luton, LU1 1XN</p> | <p>30 November 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition of 59 Startpoint, Downs Road, Luton, LU1 1XN in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28 June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 17<sup>th</sup> October 2016 the Urgency Committee delegated the purchases of individual properties for out of London [ previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee</p> <p>The cost, and additional payments will not exceed £130,325 (£118,000 purchase cost, £3,540 stamp duty and £8,785 other costs). This excludes disbursements and legal costs. Any future costs and income from the property will be allocated to the housing general fund revenue budgets.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within that range of market value.</p> <p>DECISION: Authorise the private treaty acquisition of 59 Startpoint, Downs Road, Luton, LU1 1XN in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of 62 Henniker Point, Maryland, E15 1LQ</p> | <p>29 November 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 62 Henniker Point, Maryland, E15 1LQ in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 17th October 2016, the Urgency Committee approved the business case for the acquisition of HRA properties within London as outlined in the Appendix to the Urgency Report entitled "In London Acquisitions Project".</p> <p>On 17th October 2016 the Urgency Committee delegated the purchases of individual properties to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee.</p> <p>The proposed purchase would be funded from the current budget established within the HRA Capital Budget.</p> <p>The cost and additional payments will not exceed £319,515 (£290,000 purchase cost, £13,200 stamp duty and £16,315 other costs). This excludes disbursements and legal costs. Whilst the purchase price is not within the scope initially modelled, it is intended to proceed on the basis that it will form part of the average price for the totality of the properties bought. All future costs and income for the property will be contained within the HRA.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within the range of market value.</p> <p>DECISION: Authorise the private treaty acquisition of 62 Henniker Point, Maryland, E15 1LQ in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of 65 Boulton House, Green Dragon Lane, TW8 0DB</p> | <p>29 November 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 65 Boulton House, Green Dragon Lane, TW8 0DB in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 17th October 2016, the Urgency Committee approved the business case for the acquisition of HRA properties within London as outlined in the Appendix to the Urgency Report entitled “In London Acquisitions Project”.</p> <p>On 17<sup>th</sup> October 2016 the Urgency Committee delegated the purchases of individual properties to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee.</p> <p>The proposed purchase would be funded from the current budget established within the HRA Capital Budget.</p> <p>The cost and additional payments will not exceed £327,755 (£290,000 purchase cost, £13,200 stamp duty and £24,555 other costs). This excludes disbursements and legal costs. All future costs and income for the property will be contained within the HRA.</p> <p>Whilst the purchase price is not within the scope initially modelled, it is intended to proceed on the basis that it will form part of the average price for the totality of the properties bought.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is below the range of market value.</p> |
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| <p>The acquisition of 68 Gleneagles Tower, Fleming Road, UB1 3LT</p> | <p>29 November 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 68 Gleneagles Tower, Fleming Road, UB1 3LT in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 17th October 2016, the Urgency Committee approved the business case for the acquisition of HRA properties within London as outlined in the Appendix to the Urgency Report entitled “In London Acquisitions Project”.</p> <p>On 17<sup>th</sup> October 2016 the Urgency Committee delegated the purchases of individual properties to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee.</p> <p>The proposed purchase would be funded from the current budget established within the HRA Capital Budget.</p> <p>The cost and additional payments will not exceed £217,935 (£190,000 purchase cost, £7,000 stamp duty and £20,935 other costs). This excludes disbursements and legal costs. All future costs and income for the property will be contained within the HRA.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within the range of market value.</p> <p>DECISION: Authorise the private treaty acquisition of 68 Gleneagles Tower, Fleming Road, UB1 3LT in accordance with Heads of Terms to be agreed</p> |
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| <p>The acquisition of 78 Watermead House, Homerton Road, E9 5RT</p> | <p>5 December 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 78 Watermead House, Homerton Road, E9 5RT in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 17th October 2016, the Urgency Committee approved the business case for the acquisition of HRA properties within London as outlined in the Appendix to the Urgency Report entitled “In London Acquisitions Project”.</p> <p>On 17<sup>th</sup> October 2016 the Urgency Committee delegated the purchases of individual properties to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee.</p> <p>The proposed purchase would be funded from the current budget established within the HRA Capital Budget.</p> <p>The cost and additional payments will not exceed £373,115 (£320,000 purchase cost, £15,600 stamp duty and £37,515 other costs). This excludes disbursements and legal costs. All future costs and income for the property will be contained within the HRA.</p> <p>Whilst the purchase price is not within the scope initially modelled, it is intended to proceed on the basis that it will form part of the average price for the totality of the properties bought.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within the range of market value.</p> |
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| <p>The acquisition of 112 Kingsland Court, Kingsland Road, Luton, LU1 3DR</p> | <p>2 December 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u><br/>To authorise the private treaty acquisition of 112 Kingsland Court, Kingsland Road, Luton, LU1 3DR in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u><br/>On 11<sup>th</sup> July 2016, the Asset, Regeneration and Growth Committee approved the business case for the acquisition of Out of Borough properties as outlined in the Appendix to the ARG Report entitled “Out of Borough Acquisitions”.</p> <p>On 28 June 2016 the Policy and Resources Committee approved the General Fund capital expenditure of £5 million for the acquisition of the purchase of the initial 38 properties in the Luton area.</p> <p>On 17<sup>th</sup> October 2016 the Urgency Committee delegated the purchases of individual properties for out of London [previously referred to as Out of Borough} acquisitions programme to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee.</p> <p>The cost, and additional payments will not exceed £149,325 (£125,000 purchase cost, £3,750 stamp duty and £20,575 other costs). This excludes disbursements and legal costs. Whilst the purchase price is not within the scope initially modelled, it is intended to proceed on the basis that it will form part of the average price for the totality of the properties bought. Any future costs and income from the property will be allocated to the housing general fund revenue budgets.</p> <p>An independent valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost meets the assessed market value.</p> <p>DECISION: Authorise the private treaty acquisition of 112 Kingsland Court, Kingsland Road, Luton, LU1 3DR in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of Flat 261 Kestrel House, Gurnell Grove, London, W13 0AD</p> | <p>06 December 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition Flat 261 Kestrel House, Gurnell Grove, London, W13 0AD in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 17th October 2016, the Urgency Committee approved the business case for the acquisition of HRA properties within London as outlined in the Appendix to the Urgency Report entitled "In London Acquisitions Project". The funding agreed from HRA capital was £4.4m which will be used to fund this purchase.</p> <p>On 17<sup>th</sup> October 2016 the Urgency Committee delegated the purchases of individual properties to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee.</p> <p>The proposed purchase would be funded from the current budget established within the HRA Capital Budget.</p> <p>The cost and additional payments will not exceed £276,485 (£230,000 purchase cost, £9,000 stamp duty and £37,485 other costs). This excludes disbursements and legal costs. All future costs and income for the property will be contained within the HRA.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within the range of market value.</p> <p>DECISION: Authorise the private treaty acquisition Flat 261 Kestrel House, Gurnell Grove, London, W13 0AD in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of 320 Elizabeth Court, Navistock Crescent, IG8 7BG</p> | <p>29 November 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 320 Elizabeth Court, Navistock Crescent, IG8 7BG in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 17th October 2016, the Urgency Committee approved the business case for the acquisition of HRA properties within London as outlined in the Appendix to the Urgency Report entitled “In London Acquisitions Project”.</p> <p>On 17<sup>th</sup> October 2016 the Urgency Committee delegated the purchases of individual properties to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee.</p> <p>The proposed purchase would be funded from the current budget established within the HRA Capital Budget.</p> <p>The cost and additional payments will not exceed £215,825 (£180,000 purchase cost, £6,500 stamp duty and £29,325 other costs). This excludes disbursements and legal costs. All future costs and income for the property will be contained within the HRA.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is below the range of market value.</p> <p>DECISION: Authorise the private treaty acquisition 320 Elizabeth Court, Navistock Crescent, IG8 7BG in accordance with Heads of Terms to be agreed.</p> |
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| <p>The acquisition of 506 Summerwood Road, Isleworth, TW7 7QZ</p> | <p>8 December 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u></p> <p>To authorise the private treaty acquisition 506 Summerwood Road, Isleworth, TW7 7QZ in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u></p> <p>On 17th October 2016, the Urgency Committee approved the business case for the acquisition of HRA properties within London as outlined in the Appendix to the Urgency Report entitled “In London Acquisitions Project”. The funding agreed from HRA capital was £4.4m which will be used to fund this purchase.</p> <p>On 17<sup>th</sup> October 2016 the Urgency Committee delegated the purchases of individual properties to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee.</p> <p>The proposed purchase would be funded from the current budget established within the HRA Capital Budget.</p> <p>The cost and additional payments will not exceed £368,515 (£325,000 purchase cost, £16,000 stamp duty and £27,515 other costs). This excludes disbursements and legal costs. All future costs and income for the property will be contained within the HRA.</p> <p>Whilst the purchase price is not within the scope initially modelled, it is intended to proceed on the basis that it will form part of the average price for the totality of the properties bought.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is below the range of market value.</p> |
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| <p>The acquisition of Flat 1 Haddon Court, Trinity Way, London, W3 7HT</p> | <p>8 December 2016</p> | <p>Commissioning Director, Growth and Development</p> | <p><u>Decision:</u><br/>To authorise the private treaty acquisition Flat 1 Haddon Court, Trinity Way, London, W3 7HT in accordance with Heads of Terms to be agreed in respect of this property.</p> <p><u>Background:</u><br/>On 17th October 2016, the Urgency Committee approved the business case for the acquisition of HRA properties within London as outlined in the Appendix to the Urgency Report entitled "In London Acquisitions Project". The funding agreed from HRA capital was £4.4m which will be used to fund this purchase.</p> <p>On 17<sup>th</sup> October 2016 the Urgency Committee delegated the purchases of individual properties to the Commissioning Director, Growth and Development in consultation with the Chairman of Assets, Regeneration and Growth Committee.</p> <p>The proposed purchase would be funded from the current budget established within the HRA Capital Budget.</p> <p>The cost and additional payments will not exceed £307,305 (£250,000 purchase cost, £10,000 stamp duty and £47,305 other costs). This excludes disbursements and legal costs. All future costs and income for the property will be contained within the HRA.</p> <p>Whilst the purchase price is not within the scope initially modelled, it is intended to proceed on the basis that it will form part of the average price for the totality of the properties bought.</p> <p>A valuation report is annexed, showing the market value of this property as determined by qualified surveyors; it can be seen that the proposed purchase cost is within the range of market value.</p> <p>DECISION: Authorise the private treaty acquisition Flat 1 Haddon Court, Trinity Way, London, W3 7HT in accordance with Heads of Terms to be agreed.</p> |
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| <p>Asset Protection Agreement between London Borough of Barnet and Barratt Metropolitan LLP and National Grid Gas Distribution Limited, relating to the London Borough of Barnet (West Hendon Regeneration Area) Compulsory Purchase Order (No.2) 2016.</p> | <p>15 March 2017</p> | <p>Strategic Director for Commissioning</p> | <p>On 25<sup>th</sup> September 2016 LBB made the (London Borough of Barnet West Hendon Regeneration Area) Compulsory Purchase Order (No.2) 2016 (“the Order”) to authorise the Council to purchase compulsorily the land described in the Order.</p> <p>(B) On compulsorily purchasing the land described in the Order, the Council will transfer, upon receipt of a land drawdown notice, the said land to Barratt Metropolitan LLP the “Developer” who will carry out the works being the development authorised by planning permission reference H/01054/13 the (“Development”)</p> <p>(C) National Grid Gas (“NGG”) has lodged an objection to the Order. The parties have agreed that upon entering into an Asset Protection Agreement (the “Agreement”) NGG will withdraw their objection to the CPO.</p> <p>(D) The Council, the Developer and NGG are additionally entering into the Agreement for the purpose of protecting their respective interests during the undertaking of the Development</p> <p>(E) The Council and the Developer shall be jointly and severally liable for the obligations the Agreement.</p> <p>(F) On completion of the Agreement NGG will withdraw its objection to the Order and refrain from all further opposition to the Order and to its implementation so long as the Order is confirmed and no material amendments to it are made after the date of the Agreement, which would adversely affect NGG’s apparatus not affected by the Order.</p> <p>The DPR seeks authority for the London Borough of Barnet to enter into an Asset Protection Agreement with Baratt Metropolitan LPP and National Grid Gas Barnet (West Hendon Regeneration Area) Compulsory Purchase Order (no2) 2016.</p> <p>All costs relating to the entering of the Asset Protection agreement will be met by our development partner under the CPO Indemnity Agreement.</p> |
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