

DELEGATED POWERS REPORT NO. 1618

SUBJECT: Grahame Park Regeneration Scheme – Garages near Audax – Works Licence

Control sheet

All of the following actions MUST be completed at each stage of the process and the signed and dated report MUST be passed to Governance Service for publishing

| All reports | | |
|---|-------------------------------|--------------------------------|
| 1. Governance Service receive draft report | Name of GSO Date | Maria Lugangira 15/03/2012 |
| 2. Governance Service cleared draft report as being constitutionally appropriate | Name of GSO Date | Maria Lugangira 15/03/2012 |
| 3. Finance clearance obtained (<i>report author to complete</i>) | Name of Fin. officer Date | Jayne Fitzgerald 14/03/2012 |
| 4. Staff and other resources issues clearance obtained (<i>report author to complete</i>) | Name of Res. officer Date | Siobhan Reade 16/02/2012 |
| 5. Trade Union response received (Staffing issues only) | Name of TU rep. Date | N/A |
| 6. Legal clearance obtained from (<i>report author to complete</i>) | Name of Legal officer Date | Tobenna Erojikwe 06/03/2012 |
| 7. Policy & Partnerships clearance obtained (<i>report author to complete</i>) | Name of P&P officer Date | Andrew Nathan 27/02/2012 |
| 8. Equalities & Diversity clearance obtained (<i>report author to complete</i>) | Name of officer Date | Andrew Nathan 27/02/2012 |
| 9. The above process has been checked and verified by Director, Head of Service or Deputy (<i>report author to complete</i>) | Name Date | Craig Cooper 21/03/2012 |
| 10. Signed & dated report, <u>scanned or hard copy</u> received by Governance Services for publishing | Name of GSO Date | Andrew Charlwood 15/05/2012 |
| 11. Report published by Governance Service to website | Name of GSO Date | Andrew Charlwood 16/05/2012 |
| Officer reports: | | |
| 12. Head of Service informed report is published and can be implemented. | Name of GSO Date | Andrew Charlwood 16/05/2012 |
| Cabinet Member reports: | | |
| 13. Expiry of call-in period | Date | N/A |
| 14. Report circulated for call-in purposes to COSC members & copied to Cabinet & Head of Service | Name of GSO Date | |
| | Date | |

**ACTION TAKEN UNDER DELEGATED POWERS BY OFFICER
(EXECUTIVE FUNCTION)**

Subject **Grahame Park Estate Regeneration –
Garages near Audax – Works Licence**

Officer taking decision Commercial Director

Date of decision 21 March 2012

Summary To report the grant of a works licence to Choices for Grahame Park (CfGP) Limited to permit the demolition of 7 garages located to the front of 1-5 Audax, Lower Strand, and the laying out of surface car parking spaces in this area of the Grahame Park Estate.

Officer Contributors Colin Bradley, Assistant Director Estates
Siobhan Reade, Principal Valuer

Status (public or exempt) Public

Wards affected Colindale

Enclosures Drawing no: 2260-JW-140

Reason for exemption from call-in (if appropriate) Not applicable

Contact for further information: Siobhan Reade, Property Services, 020 8359 7360.

| |
|-----------------|
| Serial No. 1618 |
|-----------------|

1. RELEVANT PREVIOUS DECISIONS

- 1.1 Planning and Environment Committee (item 8) – 8 September 2004 – approved outline planning permission for the regeneration of Grahame Park which was granted 31 January 2007 following completion of a Section 106 Agreement securing substantial local community and infrastructure benefits.
- 1.2 Cabinet (item 5) – 24 July 2006 – gave approval for the Council to enter into a Principal Development Agreement (PDA) with Choices for Grahame Park (CfGP) Limited (or subject to the approval of the Deputy Chief Executive in consultation with the Cabinet Member for Regeneration and Development, an alternative company within the Genesis Housing Group) and Paddington Churches Housing Association for the regeneration and redevelopment of the Grahame Park area.
- 1.3 Council, 2 March 2010, on recommendation of Cabinet 22 February 2010 (item 9) – recommended to Council to adopt the Colindale Area Action Plan (AAP), which includes strategic planning support for the regeneration of the Grahame Park Estate and wider Colindale Area.
- 1.4 Planning and Environment Committee (item 6) – 14 June 2011 – approved, subject to conditions, reserved matters application seeking approval for design, external appearance and landscaping for Phase 1B of the Grahame Park Estate Regeneration comprising 446 residential units (including Block A9), 5,483sqm (GEA) of non-residential floor space including a library (Use Class D1), community centre (Use Class D1), supermarket (Use Class A1) and ancillary retail units (Use Classes A1, A2 and A3).

2. CORPORATE PRIORITIES AND POLICY CONSIDERATIONS

- 2.1 The regeneration of Grahame Park Estate supports the Corporate Plan 2011-2013 priority of 'A successful London Suburb' and the strategic objective under this priority to *sustain Barnet as a successful place through plans for regeneration and strategic growth*.
- 2.2 The regeneration of the Grahame Park Estate also supports the 'One Barnet - A Sustainable Community Strategy for Barnet 2010–2020' through the following objectives:
 1. A new relationship with citizens - the new development will offer more choice and promote independence by providing a number of different housing options such as shared ownership to residents and those in the wider community.
 2. A one-public-sector approach - the Council is working together with other public sector partners to ensure the delivery of the scheme.
 3. A relentless drive for efficiency - the Council is working with a development partner to ensure that the scheme is delivered in the most cost effective way.

- 2.3 The redevelopment also complies with strategic objectives in the Council's Housing Strategy 2010-2025 which include:
4. Increasing housing supply, including family sized homes, to improve the range of housing choices and opportunities available to residents; and
 5. Promoting mixed communities and maximising opportunities available for those wishing to own their home.

3. RISK MANAGEMENT ISSUES

- 3.1 In order to achieve the regeneration objectives for the Grahame Park Estate, ensure efficient use of land and maximise the opportunity to create additional car parking spaces, it is necessary for the Council to enter into a works licence with CfGP.
- 3.2 CfGP's demolition sub-contractors are currently demolishing properties in the Phase 1b area. The demolition of these garages at this time, means that economies of scale can be achieved with regards to costs.
- 3.3 Detailed discussions and consultations have taken place between CfGP, the neighbouring residents and Barnet Homes staff. They were all satisfied that the garages will be demolished as part of the improvement proposals. Therefore, it is not considered that the granting of a works licence to CfGP will raise significant levels of public concern.

4. EQUALITIES AND DIVERSITY ISSUES

- 4.1 The grant of a demolition and works licence to CfGP is essential for the continued progress being made with the delivery of the Grahame Park regeneration scheme. The scheme will replace 1,314 homes and deliver a mix of 2,977 affordable, intermediate and private sale flats and houses with new community facilities, including a library, health centre, children's centre and community centre. The new mixed tenure housing will improve the community cohesion in an area with a highly diverse population. It will provide increased choice and opportunity for Barnet residents. This supports the overall aim of the Council's Equalities Policy and supports the equality priorities outlined in Barnet's Equality Scheme.
- 4.2 It is not considered that the issue involved will give rise to any issues under the Council's Equalities policies and do not compromise the Council in meeting its statutory equalities duties.

5. USE OF RESOURCES IMPLICATIONS (Finance, Procurement, Performance & Value for Money, Staffing, IT, Property, Sustainability)

- 5.1 There are no procurement, performance and value for money, staffing, IT or sustainability implications. The property implications are set out in paragraph 8 below.
- 5.2 The demolition of the garages and re-surfacing works will form part of the overall Development Cost in accordance with the Principal Development Agreement (PDA).
- 5.3 Barnet Homes, on behalf of the Council, will be responsible for the cost of maintaining the car parking spaces. This will be funded through the existing estate management budget as the land will remain in Council ownership. Future costs are likely to be much lower than the cost of maintaining the disused garages which are currently vulnerable to vandalism and fly-tipping and generating no income.

6. LEGAL ISSUES

- 6.1 The Principal Development Agreement for the scheme provides that demolition licence should only be issued after the services of an Acquisition notice (unless the parties agree otherwise in writing) but before the transfer of such Sub-Phase. If an Acquisition Notice has not been served for the Sub-Phase for which demolition is proposed, then, the Council should ensure that there is a written agreement in place between the parties to proceed with demolition before the service of Acquisition Notices for the Sub-Phase.

7. CONSTITUTIONAL POWERS

- 7.1 Council Constitution, Part 3, Responsibility for Functions – paragraph 6.1 provides that Directors/Heads of Service have the power to take decisions, without consultation with the Cabinet Member concerned where it is in respect of operational matters within the Chief Officers sphere of managerial or professional responsibility and is not significant in terms of budget or policy.

8. BACKGROUND INFORMATION

- 8.1 In January 2001, the Council embarked upon a scheme for the regeneration of the Grahame Park Estate. The aim was to transform it into a thriving, 3,440-home mixed tenure community, improving transport links and enhanced community facilities. Grahame Park regeneration forms a key part of the Colindale regeneration area, supported by the Area Action Plan adopted March 2010.
- 8.2 The first major sub-phase, Phase 1a, comprising 319 mixed tenure homes started on site on 27 July 2009. Over 130 homes have now been completed.

- 8.3 The Council is currently working with its partner, CfGP on the delivery of the next major sub-phase of the scheme. Phase 1b will see the demolition of 208 flats and houses and the removal of garages at the southern end of the Grahame Park Estate to allow the construction of 446 mixed tenure homes, retail units, library, community centre, housing office, a public square and new park. The first construction sub-phase (Phase 1b(i)) will comprise of a supermarket and 143 homes (55 will be for social rent, 18 shared ownership and 70 for private sale).
- 8.4 There are a number of Conditions Precedent within the Grahame Park PDA that need to be satisfied before a Land Acquisition Notice can be served by CfGP
- 8.5 The land subject to the works licence is shown outlined in red on drawing number 2260-JW-140. The site falls within the boundary of 1b, however as the conditions precedent have not yet been satisfied for this phase it is therefore necessary for the Council to provide a separate works licence which will permit the demolition of the garages and laying out the parking spaces at this time. The garages are all vacant with the exception of one which is currently used by the Council for storage and there are no outstanding agreements. It is anticipated that the demolition will create an additional 13 car parking spaces in this area.
- 8.5 All works will be undertaken by CfGP in accordance with the PDA.

9. LIST OF BACKGROUND PAPERS

- 9.1 None.

10. OFFICER'S DECISION

I authorise the following action:

- 10.1 That Choices for Grahame Park Limited be granted a works licence for the demolition of 7 garages located to the front of 1-5 Audax, Lower Strand, NW9 to create additional surface car parking spaces.**

| | |
|---------------|----------------------------|
| Signed | Craig Cooper |
| | <hr/> |
| | Commercial Director |
| Date | 21 March 2012 |
| | <hr/> |