

	ACTION TAKEN UNDER DELEGATED POWERS BY OFFICER 26th April 2017
Title	Dollis Valley Estate Advance Acquisitions
Report of	Deputy Chief Executive and Commissioning Director, Growth and Development
Wards	Underhill
Status	Public with separate exempt report (Not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972 as amended (as this relates to the financial or business affairs of any particular person (including the authority holding that information)).
Enclosures	none
Officer Contact Details	Arshad Ahmed Regeneration Property Officer arshad.ahmed@barnet.gov.uk Tel 02083596013

Summary

This report is to approve final terms and authorise completion of purchase of the properties identified in the separate exempt report (the "Properties").

Decisions

1. To authorise the purchase of the Properties identified in the separate exempt report in accordance with the agreed terms set out therein.
2. To authorise the release of funds to complete the purchase of the Properties, and to carry out associated repairs and refurbishment to those Properties in phases 4 and 5 to facilitate their use as temporary accommodation.

1. WHY THIS REPORT IS NEEDED

- 1.1 Pursuant to the authority delegated to her on 12 December 2016 by the Assets Regeneration and Growth Committee, the Interim Deputy Chief Executive and Commissioning Director for Growth and Development (the “Director”) authorised through a delegated power report dated 1 February 2017 the completion of the voluntary acquisition by negotiation of the Properties and other properties located within Phases 3,4 and 5 subject to final terms being agreed with the owners of the properties and her approval of those terms through further delegated powers report(s).
- 1.2 Final terms for the purchase of the Properties have now been agreed (set out in the attached exempt report) and this delegated power report seeks approval by the Director of those terms and authorises completion of purchase of the Properties by the Council. . As and when terms are agreed with the remaining leaseholders on phases 3, 4 and 5 further delegated powers report(s) will be prepared to authorise those transactions.

2. REASONS FOR DECISIONS

- 2.1 Final terms for the purchase of the Properties were negotiated and agreed with the owners of the Properties in line with the decision in the delegated power report dated 1 February 2017. The value of each of the Properties was determined by qualified surveyors and the compensation payments are standard payments guided by relevant CPO regulations.

3. ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- 3.1 The alternative is not to proceed with voluntary acquisition of the Properties having negotiated and agreed terms pursuant to the authority given in the delegated power report of the Director dated 1 February 2017 And the previous decision of Assets Regeneration & Growth Committee. This would result in the Council having to exercise CPO powers to acquire the Properties in a way which is not in full conformity with CPO statutory guidance and would also have resulted in wasted expenses. This alternative option is not recommended.

4. POST DECISION IMPLEMENTATION

- 4.1 HB Public Law will finalise contracts of sale and associated completion documents as per the agreed terms set out in the exempt report and the Council will release funds and complete purchase of the Properties.
- 4.2 The Properties on phase 3 are required to progress that phase of the regeneration project in the near future and it is envisaged that the Council will transfer them to the Council's development partner after September 2017 along with the other Council owned land within the phase. The Properties on phases 4 and 5 are not required for development immediately, the Council will therefore repair and refurbish and use them in the interim as temporary accommodation.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 Corporate priorities and performance issues associated with acquiring the Properties were considered as part of the decision to acquire these Property/Properties made by the Director through a delegated power report dated 1 February.
- 5.1.2 No additional corporate priorities and performance issues arise as a result of the decision in this report.

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

- 5.2.1 General resources issues associated with acquiring the Properties were considered as part of the decision to acquire these Properties made by the Director through a delegated power report dated 1 February.
- 5.2.2 The decision in this report to approve the final terms of the acquisition is not considered to raise any new resource issues as the value of each of the Properties was determined by qualified surveyors as envisaged in the 1 February report and the compensation payments are standard payments guided by relevant CPO regulations. All payments can be contained within

existing approved budgets for the acquisition programme.

5.3 Legal and Constitutional References

5.3.1 The Interim Deputy Chief Executive and Commissioning Director for Growth and Development has authority to acquire properties in phases 3, 4 and 5 of the Dollis Valley Regeneration Scheme delegated to her on 12 December 2016 by the Assets Regeneration & Growth Committee. The Properties are part of phases 3, 4 or 5.

5.4 Risk Management

5.4.1 Risk management issues associated with acquiring the Properties were considered as part of the decision to acquire these Properties made by the Interim Deputy Chief Executive and Commissioning Director for Growth and Development (the "Director") through a delegated power report dated 1 February.

5.4.2 The decision in this report to approve the final terms of the acquisition is unlikely to raise any additional risk management issues

5.5 Equalities and Diversity

5.5.1 Equalities and diversity issues were considered as part of the decision to acquire properties on phases 3, 4 and 5 made by the Director through a delegated power report dated 1 February.

5.5.2 The decision in this report to approve the final terms of the acquisition does not raise any additional equalities and diversity issues.

5.6 Consultation and Engagement

5.6.1 Negotiations have taken place with the individual leaseholders / their authorised representatives and terms for the acquisitions have been agreed.

6.0 BACKGROUND PAPERS

6.1 Delegated Power Report dated 1st February 2017 authorised completion of the voluntary acquisition by negotiation of the Properties subject to final terms being agreed with the owners of the Properties and her approval of those terms through delegated powers.

7. DECISION TAKER'S STATEMENT

7.1 *I have the required powers to make the decision documented in this report. I am responsible for the report's content and am satisfied that all relevant advice has been sought in the preparation of this report and that it is compliant with the decision making framework of the organisation which includes Constitution, Scheme of Delegation, Budget and Policy Framework and Legal issues including Equalities obligations.*

8. OFFICER'S DECISION

- 1. To authorise the purchase of the Properties as identified in the separate exempt report and in accordance with the agreed terms set out therein.**
- 2. To authorise the release of funds to complete the purchase of the Properties, and to carry out associated repairs to those Properties in phases 4 and 5 to facilitate their use as temporary accommodation.**

Signed



**Cath Shaw
Deputy Chief Executive
Commissioning Director, Growth & Development**

Date

19.05.2017
