

# Decisions of the Assets, Regeneration and Growth Committee

4 September 2017

Members Present:-

Councillor Daniel Thomas (Chairman)  
Councillor Gabriel Rozenberg (Vice-Chairman)

Councillor Richard Cornelius      Councillor Pauline Coakley Webb  
Councillor Rohit Grover            Councillor Ross Houston  
Councillor Peter Zinkin            Councillor Geof Cooke  
Councillor Adam Langleben

## 1. MINUTES OF THE PREVIOUS MEETING

**RESOLVED** - The minutes of the meeting of 24 July 2017 were agreed as a correct record.

## 2. ABSENCE OF MEMBERS

There were none.

## 3. DECLARATIONS OF MEMBERS DISCLOSABLE PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS

Councillor	Agenda item	Nature of interest
Cllr Ross Houston	9 - Grahame Park Community Hub	Non-pecuniary interest as he has a £1 share in Genesis Housing Association.
Cllr Richard Cornelius	7 - Darlands Nature Reserve	Personal non-pecuniary interest as he is member of the Totteridge Manor Association and the Totteridge Residents Association and knows the residents who wish to lease Darlands Nature Reserve.

## 4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

## 5. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

Simon Worsfold made a public comment in relation to items 7 (Darlands Nature Reserve). Members asked questions following the comments, which were then answered by Simon Worsfold.

Mary O'Connor made a public comment in relation to items 7 (Darlands Nature Reserve). Members asked questions following the comments, which were then answered by Mary O'Connor.

Gerrard Roots made a public comment in relation to item 8 (Commercial letting at Hendon Library). Members asked questions following the comments, which were then answered by Gerrard Roots.

Details of the written comments and questions asked and the published answers were provided with the agenda papers for the meeting.

Oral responses were given to the supplementary questions at the meeting.

## 6. MEMBERS' ITEMS (IF ANY)

None.

## 7. DARLANDS NATURE RESERVE

Prior to the Public Question and Comments, the Chairman introduced Terry Bannister the Chairman of the Totteridge Manor Association to address the meeting and provide details as to the proposed not-for-profit group that wished to lease and manage the Nature Reserve. Members asked questions following the comments, which were then answered by Terry Bannister.

The Chairman introduced the report and read out the following proposed amendment to the report recommendations that would be moved during the discussion and a clarification to a paragraph in the report.

To amend recommendation 2 to read as follows:

That the Committee delegates authority to the Director of Resources, in consultation with the Chairman of the Assets, Regeneration and Growth Committee, to investigate, draft and finalise detailed proposals for any disposal, **following a period of 4 weeks public consultation**, such proposals to contain suitable parameters to serve the best interests of the Council.

To clarify that, having consulted with officers, the unfinished paragraph 5.1.7 should read as follows:

There has not yet been any public consultation for the disposal of Darlands Nature Reserve on a long lease to an appropriate group. There will be **an initial period of 4 week public consultation to inform the procurement process and conservation management plan. When an appropriate group is identified through the process the necessary statutory consultation will take place, which is a minimum of 2 weeks in a public newspaper.**

Councillor Langleben moved a motion that was duly seconded, to defer the decision of the disposal to a future meeting once more information as to the proposed lease and makeup of the not for profit trust were available.

The votes were recorded as follows

For	4
Against	5
Abstain	0

The motion was therefore lost.

Councillor Cornelius moved a motion that was duly seconded, to extend the consultation period proposed by the Chairman in recommendation 2 (and referred to in paragraph 5.1.7) to a period of 6 week public consultation.

The votes were recorded as follows:

For	5
Against	0
Abstain	4

The motion was therefore carried

Councillor Cooke moved a motion that was duly seconded, to delete delegation to the Director of Resources on recommendation 2 and 3 and instead to bring back the reports to review the response from the public consultation and agree the final lease.

The votes were recorded as follows

For	4
Against	5
Abstain	0

The motion was therefore lost.

Councillor Coakley Webb moved a motion that was duly seconded, to extend the consultation proposed by the Chairman in recommendation 2 (and referred to in paragraph 5.1.7) to a period of 3 months public consultation.

The votes were recorded as follows:

For	4
Against	5
Abstain	0

The motion was therefore lost.

The Chairman then moved the following motion to amend recommendation 2 and amend para 5.1.7 as follows

2 That the Committee delegates authority to the Director of Resources, in consultation with the Chairman of the Assets, Regeneration and Growth Committee, to investigate, draft and finalise detailed proposals for any disposal, **following a period of 6 weeks public consultation**, such proposals to contain suitable parameters to serve the best interests of the Council.

5.1.7 There has not yet been any public consultation for the disposal of Darlands Nature Reserve on a long lease to an appropriate group. There will be **an initial period of 6 week public consultation to inform the procurement process and conservation management plan. When an appropriate group is identified**

through the process the necessary statutory consultation will take place, which is a minimum of 2 weeks in a public newspaper.

The votes were recorded as follows:

For	5
Against	4
Abstain	0

The motion was therefore carried

The Chairman moved to the vote on the recommendations as amended.

The votes were recorded as follows:

For	5
Against	4
Abstain	0

The committee **RESOLVED:**

- 1. To note the intention to dispose of the land shaded pink on the plan attached at Appendix A on a long lease to an appropriate not-for-profit group**
- 2. To delegate authority to the Director of Resources, in consultation with the Chairman of the Assets, Regeneration and Growth Committee, to investigate, draft and finalise detailed proposals for any disposal, following a period of 6 weeks public consultation, such proposals to contain suitable parameters to serve the best interests of the Council.**
- 3. To delegate authority to the Director of Resources to take all necessary steps to implement the proposals for any disposal in accordance with the Management of Asset, Property and Land Rules including responding to the statutory public consultation, and subject to having obtained all required statutory consents.**

## **8. COMMERCIAL LETTING AT HENDON LIBRARY**

The Chairman introduced the report and invited discussion on the item. The Chairman invited Members to indicate whether they had any questions regarding the information contained in the exempt report, which would require the Committee to go into private session. There were none.

Following consideration of the item, the Chairman moved to vote.

The votes were recorded as follows:

For	5
Against	0
Abstain	4

The committee **RESOLVED:**

1. **To approve the grant of the lease, subject to contract and detailed discussions between the Council and the prospective tenant (Middlesex University), of the first and second floor premises for a term of 15 years at Hendon Library as set out in the draft Heads of terms contained in the Exempted Appendix to this report.**
2. **To instruct HB Public Law to complete the legal documentation following detailed lease discussion and agreement.**
3. **To delegate to the Director of Resources, authority to finalise the heads of terms and take any other steps required complete the lease.**

#### **9. GRAHAME PARK COMMUNITY HUB**

The Chairman introduced the report and invited discussion on the item.

Following consideration of the item, the Committee **unanimously RESOLVED:**

1. **To approve the Outline Business Case for the Grahame Park Community Hub**
2. **To agree proposals to identify and procure an effective management organisation for the new hub to ensure the timely implementation of appropriate subletting and licensing arrangements and;**
3. **To agree on-going work to identify an appropriate rental structure which ensures the Hub's viability and access to the wide range of local community organisations**

#### **10. BRENT CROSS CRICKLEWOOD UPDATE REPORT**

The Chairman introduced the report and invited discussion on the item.

Following consideration of the item, the Committee **unanimously RESOLVED: to note the content of the report and progress made on the Brent Cross Cricklewood BXC planning, highways, CPO and design workstreams across the programme since the last Committee meeting.**

#### **11. COMMITTEE FORWARD WORK PROGRAMME**

The Committee;

**RESOLVED – to note the committee forward work programme**

#### **12. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT**

The Chairman introduced an urgent mater.

The committee was notified to a correction on the published minutes of the 12 December 2016 committee in regards to Item 8 UPPER AND LOWER FOSTERS.

Due to a clerical error the committee's decision was not fully published. The minutes should read as follows:

**Resolved:**

1. That committee notes the initiation of this project and the community codesign concept.
2. That the committee notes the initial scheme development expenditure, up to full planning stage, to a maximum budget of £1.5 million subject to approval of funding by Policy and Resources Committee.
3. Subject to the approval of funding the committee authorises procurement, should provision through Re not be feasible, of the required multi-disciplinary professional team, including master planning and design services, to design a new residential scheme in collaboration with the resident community.
4. That committee agrees to delegate authority to the Commissioning Director Growth and Development to make appointments following the conclusion of the procurement exercise.

**RESOLVED:** That the Committee note the correction.

**13. MOTION TO EXCLUDE THE PRESS AND PUBLIC**

The Committee;

**RESOLVED** – that under Section 100A (4) of the Local Government Act 1972 the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act (as amended).

**14. COMMERCIAL LETTING AT HENDON LIBRARY - EXEMPT**

The Chairman introduced the exempt appendix and moved to the vote.

The votes were recorded as follows:

For	5
Against	0
Abstain	4

The Committee;

**RESOLVED** - that the information contained in the exempt report be noted.

**15. ANY OTHER EXEMPT ITEM(S) THAT THE CHAIRMAN DECIDES ARE URGENT**

There were none.

The meeting finished at 8.30 pm