

## Decisions of the Housing and Growth Committee

16 March 2020

Members Present:-

Councillor Richard Cornelius (Chairman)

Councillor Sarah Wardle (Vice-Chairman)

Councillor Sara Conway

Councillor Paul Edwards

Councillor Ross Houston

Councillor Alex Prager

Councillor Thomas Smith

Councillor Peter Zinkin

Councillor Nizza Fluss

Apologies for Absence

Councillor Kath McGuirk

Councillor Daniel Thomas

### 1. MINUTES OF THE PREVIOUS MEETING

**RESOLVED** that the minutes of the meeting of the Housing and Growth Committee held on 27 January 2020 be approved as a correct record.

### 2. ABSENCE OF MEMBERS

Councillor Daniel Thomas sent his apologies and was substituted by Councillor Nizza Fluss.

Councillor Kath McGuirk sent her apologies.

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

Councillor Houston declared a non-pecuniary interest in relation to Item 10 by virtue of being a Council appointed member of the Barnet Group Board.

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

None.

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

None.

### 6. MEMBERS' ITEMS (IF ANY)

**Members item in the name of Councillor Sara Conway. Community engagement and action plan to clean up council estates:**

Councillor Conway highlighted the need for better engagement between key stakeholders and asked the Council to take leadership on this. She also requested

resident representatives be brought into the process, to ensure transparency and that the issues were effectively dealt with.

The Chairman asked officers to look at the current mechanisms in place and assess whether resident meetings were working and if not, how these could be improved. Officers confirmed the Barnet homes Team would be happy to look at how they could input into and implement an action plan.

**The Committee unanimously agreed for a plan to be worked on**

## **7. HOUSING AND GROWTH ANNUAL DELIVERY PLAN 2020/21**

The Chairman introduced the Housing and Growth Annual Delivery Plan report.

The Committee requested an update on the corporate target for affordable homes be circulated to Committee Members, as this data is taken to Policy and Resources Committee.

Following discussion on the report, the Chairman moved to vote on the recommendations as set out in the report and addendum.

The votes were recorded as follows:

For	6
Against	0
Abstain	3

**RESOLVED that the Committee:  
Approved the Annual Delivery Plan for 2020/21 as set out in Appendix A.**

## **8. QUARTER 3 (Q3) 2019/20 DELIVERY PLAN PERFORMANCE REPORT**

The Chairman introduced the Quarter 3 Delivery Performance plan, which provided an overview of performance regarding budget forecasts and activities to deliver corporate and committee priorities in the Housing and Growth Annual Delivery Plan 2019/20.

Following consideration of the item, the Chairman moved to vote on the recommendations as set out in the report.

The votes were recorded as follows:

For	9
Against	0
Abstain	0

**RESOLVED that the Committee:  
Reviewed the budget, performance and risk information for Q3 2019/20 and made any referrals to Policy and Resources Committee or Financial Performance and Contracts Committee in accordance with the terms of reference of these Committees.**

## **9. COMPULSORY PURCHASE OF A LONG TERM VACANT PROPERTY**

The Chairman introduced the report which recommended the making of a Compulsory Purchase Order (CPO) in relation to a long term vacant property following approval of a report sent to the Housing Committee on 23 October 2017.

Following discussion of the item the Chairman moved to vote on the report. The votes were recorded as follows:

For	9
Against	0
Abstain	0

**The Committee unanimously RESOLVED that:**

- 1. That the Housing and Growth Committee, having succeeded the Assets, Regeneration and Growth Committee, authorise the making of a Compulsory Purchase Order, under Section 17 of the Housing Act 1985 and the Acquisition of Land Act 1981, in respect of the property identified as 'e' in the exempt report.**
- 2. That the Compulsory Purchase Order referred to in recommendation 1 above, is submitted to the Secretary of State for Housing, Communities and Local Government for consideration and confirmation.**
- 3. That, in the event of the Secretary of State for Housing, Communities and Local Government returning the Order for confirmation by the Council, the Deputy Chief Executive be authorised to confirm the Order.**
- 4. Following confirmation of the Order, to authorise the Deputy Chief Executive to proceed with the compulsory acquisition of the property in question.**
- 5. To authorise the Deputy Chief Executive to enter into negotiations for a private treaty acquisition of the property at current market value or to enter into alternative dispute resolution with the owner.**
- 6. In the event of a compulsory acquisition of property 'e' it will be sold directly to the open market through public auction.**
- 7. To note that the financial costs of the CPO will be funded through the currently approved capital programme.**

#### **10. BARNET HOMES DELIVERY PLAN 2020/21**

The Chairman introduced the report on the Barnet Homes Delivery Plan 2020/21.

Following discussion of the item the Chairman moved to the vote. The Chairman moved to vote on the report, the votes were recorded as follows:

For	6
Against	0
Abstain	3

**RESOLVED that:**

**The committee noted and approved the Barnet Homes 2020/21 Delivery Plan attached at appendix 1.**

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

The Chairman introduced the report which provided an update on the comprehensive regeneration of the Brent Cross Cricklewood programme since the last committee meeting. The report also provided an update on progress on the commencement of Brent Cross South (Phase 1B South).

The Committee highlighted the importance of the proper management of the Toys R Us site and asked that ward Councillors be consulted on the decision processes regarding this site. Officers agreed to consult with both ward Councillors and the Chairman of Housing and Growth Committee.

The Committee also requested a verbal update on the Brent Cross North development. Officers advised that it was still a very challenging retail environment in the UK and there was no further update available at this time. Labour Councillors on the Committee requested the Leader to lobby the government to help the retail industry.

Following discussion of the item the Chairman moved to the vote. The votes were recorded as follows:

For	6
Against	3
Abstain	0

**RESOLVED that:**

- 1) Notes the progress update across the scheme since the last report to the committee on 27 January 2020.
- 2) Approve to delegate to the Deputy Chief Executive in consultation with the Chair of this Committee to finalise and complete; a) the surrender and regrant of the former Toys R Us lease for a longer term and to widen the existing user restriction; b) the consequential amendments required to the BXS legal documentation to ensure that the site forms part of the BXS scheme; c) and the Direct Agreement between the council and Lender (paragraph 1.47).
- 3) Approve to delegate to the Deputy Chief Executive in consultation with the Chair of this Committee to finalise and agree Heads of Terms with BXS as set out in the accompanying exempt report to this Committee (paragraph 1.42).
- 4) Approve the Strategic Communications Plan at appendix 2 to support the Brent Cross regeneration programme (paragraph 1.53).

**12. 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).

**13. COMPULSORY PURCHASE OF A LONG TERM PROPERTY - EXEMPT**

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

**14. BRENT CROSS CRICKLEWOOD REPORT - EXEMPT**

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

**15. BRENT CROSS THAMESLINK DELIVERY ARRANGEMENTS EXEMPT REPORT - TO FOLLOW**

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

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

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

**17. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT**

None.

**18. COMMITTEE FORWARD WORK PROGRAMME**

The Committee moved back into public session.

The Committee noted the Committee Forward Work Programme.

Members requested an update on the Upper and Lower Fosters report be added to the work programme. Officers provided a verbal update, stating work would start on the site in March to secure additional grant funding. The GLA had advised the Council to wait until the new financial year and that Sage would fund any funding gap, so there would be no financial penalty to the Council. The programme of work was due to start in the summer, subject to the contract.

Officers confirmed Members would be provided with fire provision works updates via a quarterly update report at committee and relevant briefings would be circulated to Members in-between meetings. Officers also notified the Committee that there was due to be a full briefing report on the progress on all properties at the June meeting of Housing & Growth Committee.

Members requested an update on the estates side of Libraries.

Councillor Edwards asked for confirmation on when the poverty report would be brought to Committee, officers advised it would be on the May meeting agenda, subject to this meeting going ahead.

The Meeting finished at 19.18