

Decisions of the Housing and Growth Committee

6 July 2020

Members Present:-

Councillor Richard Cornelius (Chairman)

Councillor Sarah Wardle (Vice-Chairman)

Councillor Sara Conway
Councillor Paul Edwards
Councillor Ross Houston
Councillor Kath McGuirk

Councillor Alex Prager
Councillor Thomas Smith
Councillor Daniel Thomas
Councillor Peter Zinkin

1. MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the meeting of the Housing and Growth Committee held on 16 March 2020 be approved as a correct record.

2. ABSENCE OF MEMBERS

None.

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

Councillor McGuirk declared a non-pecuniary interest in relation to item 9 Brent Cross Cricklewood update report, by virtue of being an employer at John Lewis.

Councillor Houston declared a non-pecuniary interest in relation to Item 8 Review of management agreement with Barnet Homes, 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 Paul Edwards on Homelessness and rough sleeping.

Councillor Edwards introduced his members item and asked that a detailed report be brought back to a future meeting to address the points raised. He was pleased with the way in which Barnet had managed to get all rough sleepers into accommodation, but there were concerns about what would happen now that the lockdown was being eased.

Councillor Houston echoed the concerns of Councillor Edwards. Both Members also thanked officers for their hard work in dealing with getting all rough sleepers in Barnet into accommodation and said this was something the Council should be very proud of.

Officers agreed to bring a detailed report back on the points raised in the members item to the committee.

Members item in the name of Councillor Sara Conway on Digital access in estates and across the Borough.

Councillor Conway highlighted the need to ensure those currently without digital access could get basic access in future, to view council material and important information and guidance. She asked that community fibre was considered, as well as increasing supply of dongles and research to provide a picture of the extent of the digital deficit in the borough.

Members agreed that this was an important issue that needed to be addressed.

Members item in the name Councillor Kath McGuirk on Town Centres and High streets.

Councillor McGuirk introduced her Members item which requested the Committee receive an update on work being done to help town centres and high streets in Barnet recover, following the lock-down.

During discussion, the Chairman highlighted that a report was being drafted by officers on town centre strategies. Councillor McGuirk asked that an over-arching strategy was drafted, rather than solely individual ones and that all members were given the opportunity to work collaboratively with officers to feed into the strategy.

It was agreed that all members could input into the report being drafted by officers, which would be brought to a future meeting.

Members item in the name Councillor Ross Houston on regeneration and housing investment.

Councillor Houston introduced his members item which asked that the Committee consider what opportunities there were for boosting regeneration and housing investment post lockdown. He asked that current regeneration schemes be reviewed to see where there may be challenges, as well as opportunities for good investments. He stressed that members were concerned about the effects of the ending of the eviction ban and furlough scheme and how this could lead to a spike in homelessness. Cllr Houston asked that the Council be proactive in addressing these matters.

Members agreed that this was an area that needed to be constantly reviewed.

7. DEVELOPMENT PORTFOLIO PROGRAMME

The Chairman introduced the Development Portfolio Programme report.

Members requested that officers considered whether more affordable housing could be developed on the Church Farm site. The Director of Growth confirmed that this would be going out to market and all developers would be required to meet affordable housing targets in line with policy.

Members also queried what size properties would be available on the Watling Park site, as there was a demand for affordable accommodation in the area for families. The Director of Growth confirmed that all the developers bidding for the site had been giving an opportunity to demonstrate to the Council what sort of affordable housing they could offer. The chosen developer would be one that met all the needs of the council.

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 | 4 |
| Abstain | 0 |

RESOLVED that the Committee:

- 1. Noted progress to date in respect of the development pipeline 2 sites and approved the proposed portfolio approach.**
- 2. Approved the list of sites for disposal set out in this report set out in figure 3.**
- 3. That following negotiation of satisfactory terms having due regard to the best interests of the Council, that the deputy Chief Executive be authorised to approve the disposal of the sites as set out in the report.**
- 4. That Committee endorse in principle, the development & income generating approach detailed for the Northway/Fairway, Watling Car Park and Bunns Lane Car Park sites set out in the report.**
- 5. Approved that the Council incurs costs in line with the estimate provided at paragraph 5.2.8 of the report (exempt) to progress to RIBA stage 3 those sites listed at figure 2 of this report.**

8. REVIEW OF MANAGEMENT AGREEMENT WITH BARNET HOMES

The Chairman introduced the report which outlined proposals for Barnet Homes to take the lead for drafting Housing Policy on behalf of the Council and to take more responsibility for budget management.

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 | 6 |
| Against | 4 |
| Abstain | 0 |

RESOLVED that the Committee:

- 1. Approved the proposal for Barnet Homes to take the lead for drafting Housing Policy on behalf of the Council, including the Housing strategy and the Housing Allocations Scheme, for approval by the Council.**
- 2. Approved the proposal for Barnet Homes to take the lead for financial planning and budget management of the Housing Revenue Account (HRA) and Housing General Fund, on behalf of the council, so that, subject to further work by officers, Barnet Homes will become responsible for reporting to Committee.**
- 3. That the Committee delegates authority to the Deputy Chief Executive to agree any changes to the Management Agreement needed to reflect the principles**

detailed in this report, between the council and Barnet Homes, necessary to implement recommendations 1 and 2.

4. That the Committee receives a further report on the updated HRA Business Plan and housing budgets to address the issues highlighted and clarify the impact of changes proposed in this report at its next meeting.

9. BRENT CROSS CRICKLEWOOD UPDATE REPORT

The Chairman introduced the report which provided an update on the comprehensive regeneration of the Brent Cross Cricklewood (BX) programme since the Committee meeting on 16th March 2020, as well as the addendum and appendices in relation to this report.

Members congratulated the team on the success on receiving money from Homes England.

Members raised concerns about the post construction parking on Brent Terrace on plots 53-54 and asked for clarification on the plans going forward in terms of logistics for parking. The Programme Director for Brent Cross explained that an exercise was currently being conducted to look at controlled parking zones and that a brief on this was being prepared to take forward over the next 18 months. An application for temporary yellow lines on Brent Terrace had also been submitted to the highways department to prevent any construction parking taking place on that road. She said that alternative sites for parking were being looked into through the Brent Cross integrated management and this was being co-ordinated with the Claremont Park school and residents.

Members asked what strategy had been put in place to deal with the movement of the concrete plant and had the environment team been engaged with proposals and ensuring promises made to residents were being met. Councillor Zinkin updated the committee that himself and Councillor Clarke had met with the concrete company and explained in detail the concerns of residents. The concrete company had advised that there would be no increase in lorry movements or tons of aggregate. It was also a possibility that a modern concrete plant would be better on a DG cargo site, rather than simply moving aggregate. However, this would not be evident until such a plant had been installed. Councillors had asked the DG Cargo and concrete company to arrange a visit for residents to a modern plant to see what was being proposed for this site. Councillor Zinkin explained that the company had been informed of all the residents' concerns and that all the standards that had been agreed with residents around noise and pollution needed to be addressed.

Members noted there was a risk around rail possessions and queried how officers were working with network rail on this. The Programme Director for Brent Cross confirmed that Network rail viewed delivery of the Brent Cross programme as key and would work closely with Barnet over the next few months on any issues that may arise. Members also asked for examples of interfaces that involved multiple parties working well in other areas, officers said that Birmingham new street was a good example and that further details could be provided in future updates.

A member highlighted issues raised by residents regarding the construction transport management plan and asked for assurances that the draft would be brought up to an acceptable standard before publication. The Programme Director for Brent Cross explained that residents had been presented with a first draft, to allow them an opportunity to input into the plan, a second draft was being drawn up over the next

couple of weeks, before submission to the local planning authority. The first resident session with L&Q had now taken place and these would continue regularly.

Following discussion of the item the Chairman moved to vote on the recommendations outlined in the report and the public addendum. The votes were recorded as follows:

| | |
|---------|---|
| For | 6 |
| Against | 0 |
| Abstain | 4 |

RESOLVED that the Committee:

- 1) Noted the progress update across the scheme since the last report to the committee on 16 March 2020;**
- 2) Noted the revised station works baseline programme as agreed with Network Rail;**
- 3) Confirmed that the Deputy Chief Executive in consultation with the Chair of this Committee be authorised to agree the revised delivery arrangements for the Station Eastern Entrance Box and authorise on behalf of the Council that it enters into the required legal agreement with Brent Cross South Limited Partnership (BXS) to allow the Council to deliver the Eastern Entrance Box and make the necessary amendments to the Station Contract with Volker Fitzpatrick as set out in paragraphs 1.19-1.26 of this report;**
- 4) Confirmed that the Deputy Chief Executive in consultation with the Chair of this Committee be authorised to agree and finalise on behalf of the Council the proposed revision to the delivery arrangements for BXT project as set out in paragraphs 1.27-1.29 of this report. Addendum to follow.**
- 5) Noted that the Homes England Loan Facility Agreement with BXS and Homes England and the Direct Agreement between Homes England and the Council (including the Deed of Indemnity and Counter Indemnity, Legal Charge and Deed of Subordination) were completed on 30 March 2020, and confirm that the Chief Executive in consultation with the Chair of this Committee be authorised to agree and amend on the Council's behalf the terms of the legal charge and any consequential agreed changes to the direct agreement to reflect disposals and acquisitions by the Council and Brent Cross South Limited Partnership (BXS LP) throughout the BXS development and to complete the same as set out in paragraph 1.43 of this report.**
- 6) Confirmed that the Deputy Chief Executive in consultation with the Chair of this Committee and Director of Environment be authorised to a) agree any changes to the service operations of North London Waste Authority (NLWA) and London Energy Limited (LEL) which mitigate**

impact to the BX programme and b) instruct any action which is required as a consequence of (a) including any necessary update or amendment to the procurement strategy and agreeing any consequential changes on behalf of the Council to the Settlement Agreement with NLWA and LEL dated September 2017 and to complete any required documentation in connection with such matters in the terms outlined at paragraph 1.47 of this report;

7) Confirmed that the Deputy Chief Executive in consultation with the Chair of this Committee be authorised to agree and finalise the Section 8 Agreement with London Borough of Brent to allow the council to undertake highways improvements within the London Borough of Brent to the Cricklewood Broadway junction as set out in paragraph 1.51 of this report.

8) Confirmed the renewal on the expiry of the existing contract with CBRE to provide strategic property advice and Schofield Lothian to support the BX Integrated Programme Management Office and delivery of Critical Infrastructure across as set out in paragraphs 5.1.7 of this report.

RESOLVED that the Committee agreed the recommendations in the public addendum:

- 1) Confirmed that that Mace (Bidder 3) be appointed as the preferred bidder to provide a new home for the project management team and to provide project management services and support the council in the delivery of the rail construction elements of the BXT programme. The council will issue the required Standstill Letters on 7 July 2020 and move to make the Contract Award on 20 July 2020.
- 2) Noted that a Change Notice to the Brent Cross Thameslink Special Project Agreement (SPA) between the Authority and the Service Provider (Re/Capita) dated 3 March 2020 is being agreed, and will have effect from 1 July 2020 until the end of the SPA.
- 3) Noted that Currie & Brown, Arnmore Limited and Amos Ellis Consulting (the “Sub-Consultants”) have been appointed directly to the council to continue to provide commercial support and town planning services to the BXT programme.
- 4) Confirmed that the Deputy Chief Executive issue the required Termination Notice to Re/Capita to bring the Brent Cross Thameslink Special Project Agreement SPA to an end on 9 August 2020; and be authorised in consultation with the Chairman of the Committee to agree

the final settlement of the SPA and the Change Notice and any other non-material changes.

10. POST-DECISION SCRUTINY - APPROVAL OF THE LITTLE STRAND, NW9 AND BROADFIELDS ESTATE, HA8 INFILL DEVELOPMENT OUTLINE BUSINESS CASES

The Chairman introduced the Approval of the Little Strand and Broadfields Estate, HA8 Infill Development Outline Business Case report which was approved via Delegated powers report, in-line with the delegation provided by Urgency Committee.

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

| | |
|---------|----|
| For | 10 |
| Against | 0 |
| Abstain | 0 |

RESOLVED that:

The committee unanimously noted the decision taken by Chief Officers via delegated powers in response to the Coronavirus Pandemic or related matters.

11. COVID-19: UPDATE ON SUPPORT TO BUSINESS - TO FOLLOW

The Chairman introduced the report which updated the Committee on the support provided to Barnet's businesses during the Covid-19 pandemic.

Members asked that more clarity was provided to businesses on social distancing rules and that officers ensured that small businesses, were supported in making the necessary steps to comply with Covid-19 related guidance from the government.

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

| | |
|---------|----|
| For | 10 |
| Against | 0 |
| Abstain | 0 |

RESOLVED that:

The Committee unanimously noted the report.

12. COMMITTEE FORWARD WORK PROGRAMME

The Committee noted the Work programme and that this was subject to change.

13. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT

None.

14. MOTION TO EXCLUDE THE PRESS AND PUBLIC

The Chairman moved a motion to exclude the press and public, seconded by Councillor Wardle.

The Committee unanimously 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).

15. EXEMPT REPORT - DEVELOPMENT PORTFOLIO PROGRAMME

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

16. EXEMPT REPORT - BRENT CROSS CRICKLEWOOD UPDATE

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

17. EXEMPT REPORT - STREETSCENE SERVICES OPERATIONAL ESTATE

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

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

None.

The meeting finished at 20.15