

**DELEGATED POWERS REPORT NO.****SUBJECT:** Grahame Park Estate Regeneration – Phase 1b Expiry Date**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**

<b>All reports</b>		
1. Governance Service receive draft report	Name of GSO Date	DPR 30/11/12
2. Governance Service cleared draft report as being constitutionally appropriate	Name of GSO Date	Anita Vukomanovic 30/11/12
3. Finance clearance obtained ( <i>report author to complete</i> )	Name of Fin. officer Date	John Hooton/Maria Christofe 4/12/12
4. Staff and other resources issues clearance obtained ( <i>report author to complete</i> )	Name of Res. officer Date	Craig Cooper Lesley Meeks cleared 7/12/12
5. Strategic Procurement clearance obtained (report author to complete)	Name of TU rep. Date	Lesley Meeks 7/12/12
6. Legal clearance obtained from ( <i>report author to complete</i> )	Name of Legal officer Date	Tobenna Erojikwe 27/11/12
7. Policy & Partnerships clearance obtained ( <i>report author to complete</i> )	Name of P&P officer Date	Andrew Nathan 27/11/12
8. Equalities & Diversity clearance obtained ( <i>report author to complete</i> )	Name of officer Date	Andrew Nathan 27/11/12
9. The above process has been checked and verified by Director, Head of Service or Deputy	Name Date	Tony Westbrook 27/11/12
10. Signed & dated report, <u>scanned or hard copy</u> received by Governance Services for publishing	Name of GSO Date	Anita Vukomanovic 14/12/12
11. Report published by Governance Service to website	Name of GSO Date	Anita Vukomanovic 17/12/12
<b>Officer reports:</b>		
12. Head of Service informed report is published and can be implemented.	Name of GSO Date	Anita Vukomanovic 17/12/12
<b>Key decisions only</b>		
13. Expiry of call-in period	Date	N/A
14. Report circulated for call-in purposes to Business Management OSC members and copied to Cabinet Members & Head of Service	Name of GSO Date	N/A
	Date	

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

<b>Subject</b>	<b>Grahame Park Estate Regeneration – Phase 1b Expiry Date</b>
<b>Officer taking decision</b>	Interim Director of Environment, Planning & Regeneration
<b>Date decision comes in effect</b>	14 December 2012
<b>Summary</b>	To approve an extension to the Phase 1b Expiry Date as defined in the Grahame Park Principal Development Agreement (PDA) by 12 months to 30 <sup>th</sup> January 2014.
<b>Officer Contributors</b>	Susan Hunter, Regeneration Officer, Regeneration Service
<b>Status (public or exempt)</b>	Public
<b>Wards affected</b>	Colindale
<b>Enclosures</b>	None
<b>Reason for exemption from call- in (if appropriate)</b>	Not applicable
<b>Key decision</b>	No

Contact for further information: Susan Hunter, Regeneration Officer, Regeneration Service, 020 8359 4255.

Serial No. 1875

## **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 Delegated Powers Report (number 815) - 1 June 2009 - the Director of Planning, Housing and Regeneration authorised the Head of the Regeneration Service to act as the Council's Partnership Officer as stated within the Grahame Park PDA and to act on behalf of the Council for all purposes under the PDA, to serve notices under the PDA on CfGP or PCHA on behalf of the Council and receive notices and communications from CfGP and PCHA.
- 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).
- 1.5 Delegated Powers Report (number 1545) – 26 January 2012 – The Leader of the Council approved an extension to the Phase 1b Expiry Date as defined in the Grahame Park Principal Development Agreement (PDA) by 12 months to 30<sup>th</sup> January 2013. That a further extension of up to 12 months, if required, can be granted by the Interim Director of Environment, Planning & Regeneration.

## **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 is to *sustain Barnet as a successful place through regeneration, and supporting enterprise and employment.*
- 2.2 The regeneration of the Grahame Park Estate also supports the 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 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:
3. Increasing housing supply, including family sized homes, to improve the range of housing choices and opportunities available to residents; and
  4. Promoting mixed communities and maximising opportunities available for those wishing to own their home.

### **3. RISK MANAGEMENT ISSUES**

- 3.1 Without an extension to the Phase 1b Expiry Date (as defined in the PDA) the Agreement for Phase 1b would terminate – see section 8 below.
- 3.2 Officers have considered whether the issues involved are likely to raise significant levels of public concern or give rise to policy considerations. It is not considered that an extension to the Phase 1b Expiry Date (as defined in the PDA) will raise significant levels of public concern or give rise to policy considerations.

### **4. EQUALITIES AND DIVERSITY ISSUES**

- 4.1 The grant of an extension to the Phase 1b Expiry Date (as defined in the PDA) is essential for 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.
- 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 will be no cost to the Council as a result of the extension of the Phase 1b Expiry Date.
- 5.2 There are no Procurement, Staffing, IT, & Sustainability issues.

## **6. LEGAL ISSUES**

- 6.1 The PDA between the Council and its development partners for the Grahame Park Estate Regeneration Scheme permits an extension of the Phase 1b Expiry Date (as defined in the PDA) on the agreement of the parties to the PDA.

## **7. CONSTITUTIONAL POWERS**

- 7.1 The Council's Constitution in Part 3, Responsibility for Functions, paragraph 6.1 provides that Chief Officers can take decisions without consultation of Cabinet Members, where it is a decision authorised to be taken by the Chief Officer under the Contract Procurement rules or it involves the implementation of Policy or earlier decision of the Council or Cabinet or Committee or it is in respect of operational matters within the Chief Officer's sphere of managerial or professional responsibility and is not significant in terms of budget or policy.

## **8. BACKGROUND INFORMATION**

- 8.1 The Phase 1b Expiry Date under the PDA is 5 years from 30 January 2007 or such later date as the parties shall agree in writing. If no alternative date is agreed and the Phase 1b Expiry Date is reached without all of the conditions specified in the PDA having been met, then, the Agreement relating to Phase 1b will terminate.
- 8.2 Highways Order(s), appropriation of the land from housing to planning purposes and Secretary of State Consent to transfer the land from the Council to CfGP have been satisfied.
- 8.3 This report records the Council's decision to agree to an extension of the Phase 1b Expiry Date by 12 months to 30 January 2014
- 8.4 Phase 1b (i) has started on site on 27<sup>th</sup> November 2012. Phases 1b(ii) and (iii) are due to follow on from Phase 1b(i)

## **9. LIST OF BACKGROUND PAPERS**

- 9.1 None.

**10. OFFICER'S DECISION**

**I authorise the following action**

- 10.1 That the Phase 1b Expiry Date under the Principal Development Agreement for the Grahame Park Estate be extended to 30 January 2014.**

**Signed**

**Pam Wharfe**  
\_\_\_\_\_

**Interim Director of Environment,  
Planning & Regeneration**

**Date**

**14 November 2012**  
\_\_\_\_\_