

DELEGATED POWERS REPORT NO.

2031

SUBJECT: Grahame Park Regeneration – Phase 1b – Grant of Temporary Works Licence

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 the Governance Service for publishing

| All reports | | |
|---|----------------------------------|---|
| 1. Governance Service receive draft report | Name of GSO Date | Anita Vukomanovic 29/4/13 |
| 2. Governance Service cleared draft report as being constitutionally appropriate | Name of GSO Date | Anita Vukomanovic 29/4/13 |
| 3. Finance clearance obtained (<i>report author to complete</i>) | Name of Finance officer Date | Michael Miller 30/04/13 |
| 4. Staff and other resources issues clearance obtained (<i>report author to complete</i>) | Name of Resource officer Date | Craig Cooper N/A |
| 5. Strategic Procurement clearance obtained (<i>report author to complete</i>) | Name of SPO Date | Lesley Meeks N/A |
| 6. Legal clearance obtained from (<i>report author to complete</i>) | Name of Legal officer Date | Tobenna Erojikwe 01/05/13 |
| 7. Policy & Partnerships clearance obtained (<i>report author to complete</i>) | Name of P&P officer Date | Andrew Nathan 30/04/13 |
| 8. Equalities & Diversity clearance obtained (<i>report author to complete</i>) | Name of officer Date | Andrew Nathan 30/04/13 |
| 9. The above process has been checked and verified by Director, Head of Service or Deputy | Name Date | Martin Cowie/Tony Westbrook 30/04/13 |
| 10. Signed & dated report, <u>scanned or hard copy</u> received by Governance Service for publishing | Name of GSO Date | Anita Vukomanovic 2/5/13 |
| 11. Report published by Governance Service to website | Name of GSO Date | Anita Vukomanovic 8/5/13 |
| 12. Head of Service informed report is published | Name of GSO Date | Anita Vukomanovic 8/5/13 |
| Key decisions only: | | |
| 13. Expiry of call-in period | Date | |
| 14. Report circulated for call-in purposes to Business Management OSC members & copied to Cabinet Members & Head of Service | Name of GSO Date | |

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

Subject **Grahame Park Estate Regeneration –
Phase 1b – Temporary Works Licence**

Officer taking decision Director For Place

Date of decision 2nd May 2013

Date decision comes into effect 2nd May 2013

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| Summary | To grant a temporary works licence to permit Choices for Grahame Park Limited (CfGP) to carry out works incidental to the delivery of Phase 1b sub-phase (ii) of the Grahame park Scheme. |
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Officer Contributors Susan Hunter, Regeneration Officer

Status (public or exempt) Public

Wards affected Colindale

Enclosures Appendix A: Drawing No. 2260-JW-247 P02

Reason for exemption from call-in (if appropriate) N/A

Key decision No

Contact for further information: Susan Hunter, Regeneration Officer, (Tel: 0208 359 4255)

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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 Council, 2 March 2010, on recommendation of Cabinet 22 February 2010 (item 9) – recommended to Council to adopt the Colindale Area Action Plan (AAP), which includes strategic planning support for the regeneration of the Grahame Park Estate and wider Colindale Area.
- 1.4 Delegated Powers Report (1294), 24 March 2011 agreed the grant of a temporary works licence to Choices for Grahame Park for Phase 1b.
- 1.5 Cabinet Resources Committee, 17 July 2012 (item 7) - agreed that the Deputy Chief Executive be authorised to negotiate (in conjunction with the Council's development partner for the Scheme, CFGP) with Barnet and Southgate College (BSC) the terms to deliver i) a new college in the area known as Phase 1b of the Grahame Park Estate Regeneration Scheme and ii) a land swap agreement to develop the existing Barnet College site for residential development to ensure retention of the College in the area as a key element in the regeneration of Colindale. Furthermore it was agreed that the Leader of the Council and the Deputy Chief Executive be authorised to agree the variation of the Grahame Park Principal Development Agreement to facilitate the relocation of the Barnet and Southgate College within Grahame Park (site 1b).
- 1.6 Delegated Powers Report (1685), 12 June 2012 agreed the extension of the grant of a temporary works licence to Choices for Grahame Park for Phase 1b

2. CORPORATE PRIORITIES AND POLICY CONSIDERATIONS

- 2.1 Grahame Park is a key element of the regeneration of Colindale, which will result in the provision of 10,000 new homes over the next 15 years. Colindale represents one of Barnet's priority regeneration areas, consistent with the Council's overall objective of *protecting, enhancing and growing* the borough.
- 2.2 The regeneration of the Grahame Park estate supports the Corporate Plan 2013-2016 Strategic Objective 1 – to promote responsible growth, development and success across the borough and to focus our efforts on Outcome 2 – to maintain the right environment for a strong and diverse local economy.

- 2.3 The regeneration of the Grahame Park regeneration estate also supports the Sustainable Community Strategy for Barnet 2010–2020' through the following objectives:
1. A new relationship with citizens - the new developments 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 one-public-sector approach - the Council is working together with other public sector partners to ensure the delivery of the schemes.
 3. A relentless drive for efficiency - the Council is working with development partners to ensure that the schemes are delivered in the most cost effective way.
- 2.4 The regeneration scheme also complies with strategic objectives in the Council's Housing Strategy 2010-2025 which include:
1. Increasing housing supply, including family sized homes, to improve the range of housing choices and opportunities available to residents; and
 2. Promoting mixed communities and maximising opportunities available for those wishing to own their home.

3. RISK MANAGEMENT ISSUES

- 3.1 Development work has already commenced on the development sub-phase (phase 1b(i)) that is contiguous to the sub-phase over which the works licence is proposed and it is not considered that the grant of a temporary works licence in the manner proposed by this report to CfGP will raise significant levels of public concern.

4. EQUALITIES AND DIVERSITY ISSUES

- 4.1 The grant of the temporary works licence to CfGP is essential for the 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 Council will have 100% nomination rights to the new affordable housing units and re-housing offers will be made to all the existing secure tenants on the existing housing estate. The regeneration scheme will provide a new area of mixed tenure housing and will make this part of the Borough a better place to live, leading to improved community cohesion in an area with a highly diverse population.

5. USE OF RESOURCES IMPLICATIONS (Finance, Procurement, Performance & Value for Money, Staffing, IT, Property, Sustainability)

- 5.1 There are no procurement, performance and value for money, staffing, IT or sustainability implications. The property implications are set out in paragraph 8 of this report.
- 5.2 The cost of Phase 1b works forms part of the overall Development Cost as defined by with the Principal Development Agreement (PDA) for the scheme and the cost of the work to be carried out will be cost neutral to the Council in immediate terms..

6. LEGAL ISSUES

- 6.1 The Principal Development Agreement for the scheme provides a sequence activities to be followed and obligations to be met for the transfer of land and commencement of works on respective phases and sub-phases within the development. The agreement allows the parties to vary provisions of the agreement, using various change and variation mechanisms.

7. CONSTITUTIONAL POWERS

- 7.1 Constitution Part 3, Responsibility for Functions, section 6 – Powers delegated to officers. Chief Officers (ie the Chief Executive, Directors and Heads of Service as listed in Article 12) can take decisions, in consultation with the Cabinet Member concerned (or without consultation where it is a decision authorised to be taken by the Chief Officer under the Contract Procedure 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 In January 2001 the Council embarked upon a scheme for the regeneration of the Grahame Park estate which aimed to transform it into a thriving, 3,440-home mixed-tenure community with improved transport links and enhanced community facilities. Grahame Park forms a key part of the Colindale regeneration area, supported by the Area Action Plan adopted in March 2010.
- 8.2 A small demonstration phase of 32 new homes was completed in October 2007 and the construction of a replacement children's facility known as the Greentop Centre was completed in December 2008.
- 8.3 The first major phase of Stage A of the scheme, phase 1a, comprising 319 mixed tenure homes completed in July 2012. This phase also included significant improvements to the open space which were completed in April 2011 when the open space was opened to the public (renamed Heybourne Park).
- 8.4 Planning permission was granted in February 2012 for the next major Phase, known as Phase 1b, which is located at the southern end of the estate, bounded by Lanacre Avenue to the west and Grahame Park Way to the south. This phase comprises 446 new homes (including 373 for private sale), a new library, community centre, shops, housing office, a public square and part of a new park. Due to the size of this phase, it is split into three sub-phases (i, ii, iii). Phase 1b(i) started on site in November 2012 and is due to be completed in December 2014. The land transfer for Phase 1b(i) has been completed and is now owned by CfGP. However, some of the works in connection with Phase 1b(i) require the building contractor to have access to areas within Phase 1b(ii) and (iii). The building licence for this work expires in June 2013 and the grant of a new licence is proposed to facilitate the works referred to above.

- 8.5 It is intended that sub-phase 2 will also include the creation of a new college facility to replace the existing Grahame Park way facility which is subject to disposal. The council is working with CGFP and Barnet and Southgate College to achieve the disposal of the current site and the delivery of the new site. The council is working with partners CFGP and BSC to deliver a serviced, cleared site A8, by May 2014 in order that the College can commence construction of a new college facility which can open its doors to new students in September 2015. To carry out the enabling works for the College CfGP need to work on phase 1b(ii) land and will therefore require this work to be incorporated within the grant of the temporary works licence that is to be issued for the Phase 1b(i) building contract works. The works licence period will run from 17 June 2013 to 31 July 2016
- 8.6 It should be noted that although Heads of Terms have been agreed between CfGP, London Borough of Barnet and Barnet and Southgate College for the construction of the new College buildings, there is no certainty yet that this will proceed. However the works being proposed under the Works Licence will still facilitate Phase 1b subphase (ii) anyway

9. LIST OF BACKGROUND PAPERS

- 9.1 None

10. OFFICER'S DECISION

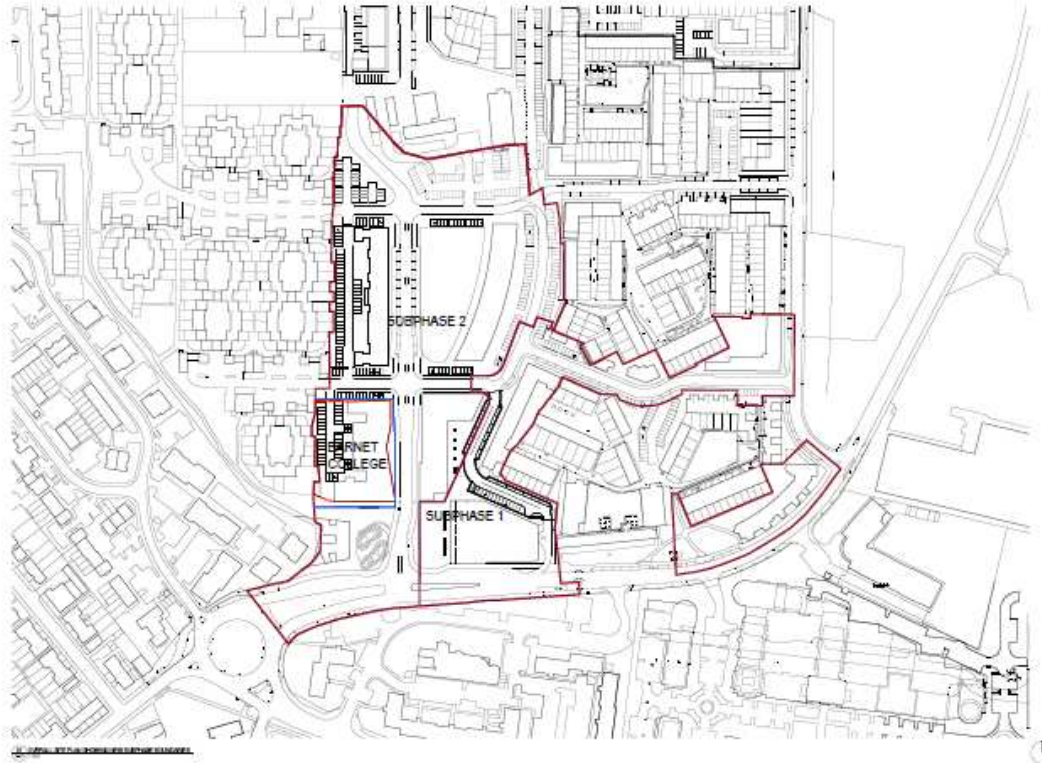
I authorise the following action:

- 10.1 The grant of a temporary works licence for a period of 3 years over the area marked on the attached plan or any subsequent revisions of the plan approved by the Head of Regeneration, to permit CfGP to :**
- a) continue to have access to Phase 1b(ii) and (iii) land in connection with its Phase 1b(i) works, and**
 - b) to carry out works for the delivery of Phase 1b sub-phase (ii) of the Grahame Park Regeneration scheme, specifically to bring forward the enabling works for the proposed building of the new Barnet College.**

Signed
Pam Wharfe
Director for Place

Date 2nd May 2013

Appendix A



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