

CABINET

17 SEPTEMBER 2015

Record of decisions taken at the meeting held on Thursday 17 September 2015.

Present:

Chair: * Councillor David Perry

Councillors:

* Sue Anderson	* Varsha Parmar
* Simon Brown	* Kiran Ramchandani
* Keith Ferry	* Sachin Shah
* Glen Hearnden	* Anne Whitehead
* Graham Henson	

In attendance:

Stephen Greek	Minute 243
Susan Hall	Minute 243
Barry Macleod-Cullinane	Minute 243

* Denotes Member present

RECOMMENDED ITEMS

248. 'Building a Better Harrow' - Delivery Programme

Having considered the confidential appendix, it was

Resolved to RECOMMEND: (to Council)

That

- (1) an addition to the 2015/16 Capital Programme for site assembly for the Wealdstone re-development, as set out in the confidential Appendix A to the report, be approved;

- (2) the allocated capital funding of £1,150k be brought forward from 2016/17 to 2015/16 and the re-allocation of this funding and £750k of existing capital funding in 2015/16, as detailed in paragraph 2.4.5 of the report.

RESOLVED: That

- (1) the robust proposals to leave the costly and outdated Civic Centre and build a smaller and more efficient Civic Centre in the heart of Wealdstone, at no net cost to the taxpayers of Harrow over the Regeneration period, be approved in-principle;
- (2) the Chief Executive, following consultation with the Portfolio Holder for Business, Planning and Regeneration, Director of Finance and Director of Legal and Governance Services, and subject to the necessary funding being added to the Capital Programme to enter into agreements for the Council, be authorised to acquire the third party land and property interests identified in the confidential Appendix A to the report in order to complete the land assembly arrangements for the proposed new Civic Centre site in Wealdstone;
- (3) procurements over £500,000 for the appointment of one or more specialist consultants or contractors to provide any services (including multi-disciplinary services) required under RIBA Stages 0-7 for both the existing and proposed Civic Centre sites be commenced;
- (4) subject to the approval of the budget in February 2016 for works in 2016/17 onwards, the award of contract(s), be delegated to the Chief Executive following consultation with the Portfolio Holder for Business, Planning and Regeneration and the Portfolio Holder for Finance and Major Contracts, for the appointment of one or more consultants or contractors to provide any services, including multi-disciplinary services, required under Royal Institute of British Architects (RIBA) Stages 0-7 for both the existing and proposed Civic Centre sites;
- (5) an in-principle agreement be given to the Overarching Borough Agreement with the Greater London Authority (GLA) forming the basis for the Housing Zone arrangements with the Council and the finalisation of the agreement be delegated to the Chief Executive, following consultation with the Portfolio Holder for Business, Planning and Regeneration and the Director of Finance and Director of Legal and Governance;
- (6) the Chief Executive, following consultation with the Portfolio Holder for Business, Planning and Regeneration and the Director of Finance and Director of Legal and Governance, be delegated authority to enter into an Intervention Agreement(s) with the Greater London Authority (GLA) for the Council owned sites that formed part of the Housing Zone bid, for a total of £8.8m in recoverable grant funding, as set out in section 2.6 of the report.

- (7) the Chief Executive, following consultation with the Portfolio Holder for Business, Planning and Regeneration and the Director of Finance and Director of Legal and Governance, be authorised to enter into any other agreements and take any other necessary actions, acting within approved capital budgets, to give effect to the Regeneration Programme outlined in the report;
- (8) it be noted that a Residents' Panel had been established, enabling residents and other stakeholders to be involved and feed into the Regeneration journey from beginning to end;
- (9) it be noted that the Programme supported the commercialisation agenda through the delivery of Private Rented Sector housing on Council-owned sites, creating an ongoing source of revenue for the Council.

Reason for Decision: To 'Build a Better Harrow' together, for today, and for future generations. Harrow's communities deserve a thriving, modern and vibrant borough that made Harrow a home to be proud of. With the land the Council would be leaving at the current Civic Centre site, a new Civic Centre in Wealdstone and the proposals for the car park in Greenhill Way, the Council would be able to build affordable homes, schools, new public spaces, business opportunities and community facilities.

There would be a zero net cost to the taxpayers of Harrow over the Regeneration Programme. The Programme would be funded by the money earned by developing Council land, national and regional grants, inward investment and external funding.

The proposals showed that 'Building a Better Harrow' Regeneration Programme would bring wide-ranging benefits for years to come, including investment into vital local services.

To 'Build a Better Harrow' that the communities deserved and to implement key priorities and pledges within the 2014/15 Corporate Plan, Regeneration Strategy and Medium Term Financial Plan (MTFS).

Alternative Options Considered and Rejected: As set out in the report.

Conflict of Interest relating to the matter declared by Cabinet Member / Dispensation Granted: None.

[Call-in does not apply to the Recommendation to Council, as the decision is reserved to Council.]