

## Appendix 1: Summary of previous Cabinet approvals and progress

Cabinet decision	Current Position
<p><b>1. 17<sup>th</sup> July 2014 Cabinet</b></p> <p>Cabinet considered the outcomes of an options appraisal on a number of council estates, including Grange Farm. With regard to Grange Farm the following decisions were made:</p> <p>That officers work up detailed plans for the regeneration of the Grange Farm Estate and enter into discussions with any adjacent landowners and interested parties and appoint consultants to assist in progressing the plans;</p> <p>A consultancy and staffing budget for Grange Farm of £1.1m was approved;</p> <p>Officers start negotiating the repurchase of former Council housing properties within the Grange Farm Estate, and use these either as decants or as temporary accommodation. An initial budget of £1m was approved;</p>	<p>Consultants were appointed through a competitive tendering exercise to develop the designs and submit a planning application from 2014. The core design team consists of Hawkins Brown Architects, Peter Brett Associates(Engineers), Potter Raper Partnership (Employers Agent), DPP One Planning Consultants, Red Loft Client advisors (and also providing interim Project Management support).</p> <p>Detailed plans have been developed for the regeneration of the estate.</p> <p>See final approved budgets below</p> <p>Negotiations to buy back former Council properties started in 2014. To date 13 properties have been purchased and are being used for either temporary decants or as temporary accommodation.</p>

<p>Future permanent lettings of properties on the Grange Farm Estate be suspended to avoid creation of further Secure Tenancies and use them instead for decants or temporary housing use;</p> <p>The Interim Head of Paid Service and Corporate Director of Community, Health and Wellbeing, following consultation with the Portfolio Holder for Housing, together with Director of Finance and Assurance, following consultation with Portfolio Holder for Finance and Major Contracts, be authorised to accept tenders and enter into contracts for any matters referred to in this report and to submit grant applications and bids for additional resources which may contribute towards the Council's housing regeneration initiatives;</p> <p>Officers continue to develop proposals within the range of financial parameters set out in this report and report back to Cabinet if there are substantive changes</p>	<p>No new permanent tenancies have been created since 2014 and there are now 125 properties being used as temporary accommodation.</p> <p>As set out above, the design team and related project development contracts have been entered into. Successful bids have been made for central government Estate Regeneration Grant funding (£365k), GLA funding for the new affordable homes (£12.6m). A bid has been submitted for Housing Infrastructure Funding totalling £10m.</p>
<p><b>2. 15 January 2015 Cabinet</b></p> <p>To enable the estate regeneration to progress Cabinet made the following decisions:</p> <p>To delegate authority to the Corporate Director - Community, Health and Wellbeing to serve initial demolition notices under the Housing Act 1985 (as amended) on tenants of the Grange Farm Estate the period of the notices to be 6.5 years.</p>	<p>The Initial Demolition Notices were served on the 29 January 2015.</p>

<p>To authorise the commencement of all preparatory work required for the making of any future CPO(s), including (but not limited to):</p> <ul style="list-style-type: none"> <li>i) appointing land referencers to review all relevant proprietary interests with a view to producing a draft schedule and plan for use in any future CPO(s);</li> <li>ii) the service of requests for information notices under the Local Government (Miscellaneous Provisions) Act 1976 on those who may be affected by future CPO(s).</li> </ul> <p>To delegate authority to the Corporate Director - Community, Health and Wellbeing following consultation with the Portfolio Holder for Housing to proceed with the submission of a Planning Application once the design process has been completed.</p>	<p>Land referencers are appointed and preparatory work for the CPO has commenced. However, this has not progressed as a result of the planning application delays.</p> <p>A planning application was submitted in July 2016 but a statutory objection was received in September 2016. Following discussions with the Ministry of Defence revised plans were submitted on the 1 December 2017.</p>
<p><b>3. 17<sup>th</sup> June 2015 Cabinet</b></p> <p>Further approvals were required to progress the regeneration plans including the ability to purchase property and land not in the council's ownership, and the process to enter into a joint venture / contract with a development agent. The following decisions were made:</p> <p>Approve the purchase of various land parcels and buildings delegate to the Director of Housing in consultation with the Housing Portfolio Holder authority to enter into negotiations and contracts for purchase of land where the scheme will be enhanced and/or is forecast to recover the expenditure in the</p>	<p>The Community Centre, owned by Roxeth Church, was purchased by the Council on the 3 November 2017. Negotiations are well progressed with Genesis for the purchase</p>

interest of land assembly.

Delegate the Director of Housing in consultation with the Housing Portfolio Holder for Housing authority to negotiate with existing leaseholders to repurchase leases at rates compatible with minimising costs while reducing the risk of a full CPO process.

Authorise the making of payments to leaseholders in line with their entitlement to statutory Home Loss and Disturbance costs

Authorise officers to either proceed with:

a) the selection (in compliance with EU Procurement Rules and council standing orders) of a constructor on the basis of a joint venture or Design & Build contract allowing for a parcel of the site to be transferred to the constructor /developer in order to minimise the council's initial costs.

Or b) recommend that the council retains overall control of the project and undertakes the full development including the sale of private units.

(In the event that b) is the preferred option and in the best interests of the Council a further report will be produced for Cabinet to consider).

Approve the principle of an equity share scheme for those resident leaseholders or freeholders who would otherwise be unable to raise sufficient capital to purchase outright or, via

of the 20 homes they own.

See above. Repurchase of remaining leasehold properties continues. A summary of purchase costs and statutory compensation costs is included in the exempt financial appendix.

A competitive selection process for a constructor/developer on the basis set out in option a commenced in 2016. However this process was put on hold in November 2016 when it became apparent the MOD objection meant the scheme submitted for Planning could not proceed.

<p>shared ownership, a replacement property.</p> <p>Authorise the appointment of external legal advisors to give guidance on contracts required to appoint the construction partner and to transfer the land for the private element of the development, where the Director of Legal &amp; Governance Services identifies that this would be beneficial.</p> <p>Confirm that officers can begin preparatory work in relation to a Compulsory Purchase Order.</p> <p>Authorise the creation of capital budget within the Housing Account of £6.102m as described in this report. In addition to authorise the Director of Housing, after consultation with the Housing Portfolio Holder to vire money between the existing budget allocation of £6.2m identified for the purchase of 20 properties for the HRA and the Grange Farm repurchase of properties / land assembly as required.</p>	<p>See below</p> <p>Bevan Brittan are appointed as the Council's external legal advisors.</p> <p>See above</p> <p>The total approved budget for the Grange Farm project including money vired from the budget for the HRA property purchase scheme is currently £12,262,600. Details of expenditure against this budget is set out in the report.</p>
<p><b>4. 10 December 2015 Cabinet</b></p> <p>Cabinet was asked to made decisions on the details of an equity loan scheme for resident owners of the Grange Farm estate and on other land acquisitions as follows:</p> <p>To approve the proposed scheme for giving equity loans to resident owners living on Grange Farm where they are unable to afford suitable alternative accommodation with the sale proceeds</p>	<p>The approved scheme was offered to all resident leaseholders on the estate. To date no-one has taken up the opportunity,</p>

<p>from their existing home and to delegate to the Divisional Director for Housing acting in consultation with the Portfolio Holder for Housing the power to use discretion in the exercise of the equity loan scheme to increase the council's loan where owners face additional difficulty in securing comparable property.</p> <p>To approve the potential to include land currently occupied by the Northolt Road community centre and adjacent flat block 29 in the negotiations with bidding developers and the negotiation and conclusion of any necessary agreements with existing occupiers, and taking of all other necessary steps, in order to secure vacant possession of the site.</p> <p>To approve the negotiation and conclusion of an agreement with the Ministry of Defence for the acquisition of the land used by Air Cadets at Northolt Road as outlined in the report.</p> <p>To delegate authority to the Corporate Director Communities acting in consultation with the Portfolio Holder for Finance &amp; Major Contracts and the Portfolio Holder for Housing to agree any final terms relating to the above recommendations and to enter into necessary contracts.</p>	<p>largely due to the planning delays and delays in scheme delivery. One leaseholder is considering equity share of a newly built property when they are completed.</p> <p>This site is now included as an additional site. The community centre users and community offices are to be relocated in the new Community Centre on Grange Farm. Flats in 29 Northolt Road are being let on temporary tenancies as voids arise.</p> <p>Discussions have commenced with the MOD and a relocation opportunity within the new development identified. Other opportunities are also being explored. The relocation of the Air Cadets is not required until Phase 3.</p>
<p><b>5. 24 May 2016</b></p> <p>Cabinet was asked to declare A Compulsory Purchase Order for the estate and commence the formal consultation process with secure tenants about the proposal as follows:</p>	

Authorise the making up of Compulsory Purchase Order pursuant to the statutory powers contained in section 226(1)(a) of the Town and Country Planning Act 1990 (as amended) and section 13 of the Local Government (Miscellaneous Provisions) Act 1976 and section 17 of the Housing act 1985 for the acquisition as necessary of the land outlined in red on the map at Appendix 1 in order to enable the redevelopment of the Grange Farm Estate.

Authorise the Director of Legal & Governance Services following consultation with relevant Portfolio Holder(s) to make and seal the Compulsory Purchase Orders notices and certificates in connection with making of the order and to submit the Orders for confirmation by the Secretary of State to confirm the Compulsory Purchase Order in the event that no objections are received, or to request modifications to the Orders if this is considered expedient to the confirmation of the Orders.

Authorise the Director of Legal & Governance Services following consultation with the relevant Portfolio Holder(s) to make all necessary applications or requests (as the case may be) for a "stopping up order" to be made pursuant to section 247 of the Town and Country Planning Act 1990 or under section 116 of the Highways Act 1980 or any other relevant enabling power for the stopping up or diversion of any existing highways within or around in the land subject to the compulsory purchase order, to enable the regeneration proposals to go ahead.

Authorise the Director of Legal & Governance Services following consultation with the relevant Portfolio Holder(s) to sign all Notices and certificates in connection with the Compulsory Purchase Orders and, if objections are received, to make

The CPO has not been progressed due to delays with the planning application. Work has re-commenced on progressing this now the revised planning submission is in.

arrangements for public inquiries and to take all actions in connection with such inquiries including the appointment of Counsel.

Authorise the Director of Legal & Governance Services following consultation with the relevant Portfolio Holder(s) to make one or more General Vesting Declarations under the Compulsory Purchase (Vesting Declarations) Act 1981 in the event of the Compulsory Purchase Orders being confirmed and/or serve notices to treat and notices of entry and to take all other requisite steps pursuant to the compulsory acquisition procedures to obtain possession of properties if it is considered appropriate to do so, and to deal with any compensation issues, if necessary by way of reference to the Lands Tribunal.

Authorise the Director of Legal & Governance Services or the Corporate Director of Community (as appropriate) following consultation with the relevant Portfolio Holder(s) to take any further actions required to make and implement the respective Compulsory Purchase Order and to acquire the relevant properties.

Authorise the Corporate Director of Community or other officer delegated by him following consultation with the relevant Portfolio Holder(s) to authorise and serve demolition notices to suspend or end the Right to Buy on properties due for demolition (as required by the regeneration scheme) pursuant to sections 138A and 138B and schedule 5 and 5A of the Housing Act 1985 (as amended).

Authorise the Corporate Director of Community, or other officer delegated by him, following consultation with the relevant



<p>Portfolio Holder(s) to:</p> <ul style="list-style-type: none"> <li>(a) start the statutory consultation of secure tenants pursuant to Ground 10A of the Housing Act 1985 (as amended),</li> <li>(b) consider the feedback from the consultation, and then <ul style="list-style-type: none"> <li>(i) subject to the feedback, apply to the Secretary of State for consent.</li> <li>(ii) subject to Secretary of State approval, take all further steps necessary to recover possession of secure tenants homes.</li> </ul> </li> </ul>	<p>The formal Ground 10A consultation process was concluded in July 2017 and the application to the Secretary of State was submitted in December 2017. Consent was granted on the 8 January 2018.</p>
<p><b>6. 15 September 2016</b></p> <p>Cabinet was asked to approve the procurement approach for the provider of the CHP for the new Grange Farm development and to appropriate land for planning purposes:</p> <ul style="list-style-type: none"> <li>(1) the strategy proposed for the procurement of the Combined Heat and Power Procurement (CHP), including the option of a Joint Venture with an existing Energy Services Company (ESCo), be endorsed;</li> <li>(2) the Corporate Director of Community, following consultation with the Portfolio Holder for Housing and Employment, be authorised to commence the procurement of the CHP for Grange Farm Estate which could ultimately include entering into a Joint Venture and/or inclusion of elements within the main Development Contract with the successful Development Partner, depending on the responses to the procurement process which would be reported to Cabinet in the New Year;</li> <li>(3) the decision or decisions where the relevant statutory</li> </ul>	<p>The strategy needs to be reviewed alongside the strategy for the District Heat Network in the Harrow Housing Zone and provision of a number of CHP's for which there may be development of a council owned (either wholly or partially) Energy Services Company (ESCo).</p> <p>The original procurement of a Development Partner for Grange Farm has been stopped so delivery of the CHP will be included in the revised developer procurement strategy for Phase 2 and 3 of Grange Farm. The CHP will not be delivered for Phase 1 of the development. There will be a temporary energy solution for Phase 1 which will be connected to the CHP at a later stage.</p>

requirements are satisfied to appropriate such parts as may be necessary of the land on the Grange Farm Estate now owned by the Council or later acquired, under the control of the Housing Revenue Account or held for other purposes, for planning purposes and to override third party rights and covenants in relation to such parts of the Grange Farm Estate as may be necessary, be delegated to the Chief Executive following consultation with the Portfolio Holders for Housing and Employment and Business, Planning and Regeneration and it be noted that the use of such powers might be required more than once.

The appropriation process has been delayed due to the planning delays but will commence now that the revised plans have been submitted.