

Report for: Cabinet

Date of Meeting:	18 November 2021
Subject:	Grange Farm Regeneration – Phases 2 and 3
Key Decision:	Yes - the matter is key by virtue of Financial/ Budget considerations because it will involve capital expenditure in excess of £1m
Responsible Officer:	Dipti Patel - Corporate Director Community; Julian Higson - Divisional Director Housing Services
Portfolio Holder:	Cllr Graham Henson - Leader of the Council and Portfolio Holder for Strategy Regeneration, Partnerships and Devolution; Cllr Phillip O'Dell, Portfolio Holder for Housing
Exempt:	Part Exempt - Appendix 1 is confidential under ground 3 set out in the Access to Information Procedure Rule 12.4: Information relating to the financial or business affairs of any particular person (including the authority holding that information)
Decision subject to Call-in:	Yes
Wards affected:	Harrow on the Hill
Enclosures:	Appendix 1: Grange Farm Financial Summary - extract from Initial business plan (Exempt)

Section 1 – Summary and Recommendations

This report sets out the preferred procurement route to appoint a development partner to take forward the redevelopment of Phases 2 and 3 at Grange Farm.

Recommendations:

Cabinet is requested to:

1. Note progress on Phase 1 Grange Farm;
2. Approve the principle of appointing the Harrow Strategic Development Partnership (HSDP) to take forward the redevelopment of Phase 2 and 3 Grange Farm; and
3. Delegate authority to the Corporate Director Community to commission the HSDP to develop a detailed Business Plan to be brought back to Cabinet for final approval.

Reason: (for recommendations) To enable delivery of the Grange Farm estate regeneration project.

Section 2 – Report

Introductory paragraph

1. The regeneration of the Grange Farm estate will enable the replacement of the existing poor quality social housing with a high quality mixed tenure development that provides a better mix of social housing to meet the needs of existing and future households as well as shared ownership and market housing for sale.
2. Phase 1, consisting of 89 new homes – 68 for rent and 21 for shared ownership is under construction and due for completion in September 2022. Following the report to Cabinet in April 2019, a review of the delivery model options for Phase 2 and 3 has now been completed and the preferred approach is set out below.

Options considered

3. **Option 1:** The council directly delivers Phases 2 and 3 through a JCT Design and Build Contract. This has been rejected because the council would have to cashflow the entire development and carry the full risk of private sales.
4. **Option 2:** The council enters into a JV partnership. This still requires significant cashflow input from the council but the profits are shared, together with the sales risk. The council already has a JV partnership in place, having entered into the Harrow Strategic Development Partnership (HSDP) in August 2021.

5. **Option 3:** Hybrid – this is a variant of option 1 in which LBH enters into a Development Agreement (DA) containing a lease arrangement at the same time as entering into a JCT Design and Build Contract. Under the DA the developer will pay LBH the pre-agreed capital value of the private units, fit them out and then sell them under a lease arrangement. This mitigates the sales risk. However, the council has to cashflow the majority of the development.
6. **Option 4:** Reverse S106/Development Agreement – the development partner cashflows the development and the Council purchases the affordable homes at a pre agreed price which it pays for in the same way as if it were developing the homes itself. The developer takes the risk and profit in developing the private sales homes. This option carries the least risk for the council but will be more expensive than option 2 as the developer is funding the entire development up to the point the affordable homes are completed, and the first homes sold. In this instance also the Council does not share in the returns from the housing sold on the open market.
7. Option 2 is the recommended option and the recommendation is to proceed to develop a detailed business plan with the council's existing partnership, the HSDP. An initial proposal has been prepared by the council's partner, Wates in their capacity as Development Manager, and reviewed by council officers and our independent consultants. At this point the arrangement is broadly affordable to the Council. However financial affordability will have to be re-assessed following the completion of the Business Plan when all factors such as up to date land values, prices, inflation etc have been reviewed.
8. Selection of a new development partner under either Option 3 or 4 would require the council to undertake a new competitive selection process with no guarantee of better value for money and a lengthy selection process that will further delay delivery of the next phases, preventing achievement of the Council's housing delivery targets.

Background

9. Cabinet will be aware of the history of this estate regeneration project (detailed in the Background papers). Planning permission for the hybrid planning application was granted in March 2019 to provide 249 social homes, 25 shared ownership homes and 300 private sale homes. Phase 2 and 3 will deliver 181 social rent homes, 4 shared ownership homes and 300 Private Sale Units, a Community Centre – 1350m² and a Community Facility – 282m².
10. The business model was approved in April 2019 and included funding for the project utilising ring fenced Right to Buy receipts, other HRA resources, Council borrowing and the council's successful bid for Housing Infrastructure Funding (HIF) of £10m.

11. Phase 1 is being delivered directly by the council as it comprises 100% affordable housing and Higgins Construction PLC was appointed as the Design and Build contractor following a competitive tendering process. Phase 1 is well underway, and completion and handover of the new homes is estimated at the end of September 2022.
12. There has been significant Social Value generated through the Phase 1 contract as well as a wide range of community initiatives developed and delivered by voluntary sector organisations. The key highlights are:
13. Higgins has - so far - doubled their volunteering commitment and exceeded their local sponsorship. Despite pandemic-related challenges they have also created: 26 new employment positions, including 3 formerly unemployed local residents and 5 new apprenticeships.
14. Over the last 3 years the Council has formed a partnership with the charity MyYard to deliver a number of initiatives on the estate to address issues of: food poverty, vulnerable children targeted by gang members, lack of skills and lack of a sense of community and belonging.
15. Trust and goodwill and a sense of community has slowly grown through projects such as delivering hot meals 3 x a week during lockdown, the current free weekly food market, organising youth programmes through every holiday period, community days, outings for both adults and children, offering sports such as tag rugby, basketball and boxing on a regular basis. All of this has been delivered with support from the Council, resident volunteers, Christchurch Roxeth, Grange Farm Steering Group and Higgins.
16. The council's intention has always been to appoint a development partner for Phase 2 and 3 as it does not have the skills and capacity to construct and market the scale of market sale homes on this development. The council completed procurement of a development partner, Wates Residential – to establish the HSDP – to undertake the development of certain Core sites. There is potential to add further sites to the partnership where they accord with the objectives of the HSDP. The HSDP has expressed an interest in taking forward Phase 2 and 3 of Grange Farm and Wates has the expertise and experience of delivering similar regeneration schemes.

The HSDP

17. Members will recall that at its meeting of 30th May 2019 Cabinet resolved that a Strategic Development Partnership, established with a private sector partner was the preferred delivery approach for the development of Poets Corner, Peel Road and Byron Quarter Phase 1 (the Core Sites) in the Regeneration Programme. Cabinet approved the commencement of a procurement process under the Public Contracts Regulations 2015 and agreed a proposition to be put to the market as part of the procurement process.

18. Subsequent to call in and resolution of the call in process the procurement process then took place with the Council adopting a three -stage approach to determining the way forward.
19. Stage One: Cabinet received a report on 10th September 2020 which dealt with the procurement process and appointed a Preferred Bidder to allow the Council to engage with its proposed partner and to prepare for the development of its' Core Sites.
20. Stage Two: On 27th May 2021 Cabinet approved the Council's accommodation strategy; which confirmed the Council's future ways of working and finalised the requirements for the new Civic Centre.
21. Stage Three: On 15th July 2021 Cabinet approved the Business Plan for the HSDP and agreed to close contractual documents and establish the HSDP.
22. The Council's agreed objectives of the HSDP are:
 - To deliver wider regeneration across the Borough via new and improved mixed tenure housing, civic and community facilities, new employment space and the enhanced use of property assets within the Borough.
 - To accelerate the pace of housing delivery across the portfolio of sites.
 - To secure wider economic and social benefits for local residents, including skills and training, health improvement and new employment opportunities.
 - Use existing and new property assets to optimise value for the Council.
 - To contribute to the delivery of well designed, high quality places that make a difference for communities, businesses, residents and families both now and in the long term.

The procurement process

23. The procurement process followed the Competitive Dialogue process under the Public Contracts Regulations 2015. In September 2020 Cabinet awarded Preferred Bidder status to Wates Construction Ltd. Members will recall that Wates Construction Ltd, branded as Wates Residential, were appointed as preferred bidder on the basis that they received the highest overall score across all the criteria from the evaluation panel and passed the requirement for cost neutrality. The critical elements of the preferred bidders' proposal were:
 - Strong track record in the delivery of homes and of civic buildings and offices
 - Commitment to a positive response to the climate emergency and bold targets for eliminating harm to the environment
 - Commitment to partnership ethos and shared and aligned vision
 - Skilled and experienced team with clear resources and roles
 - Proposal to deliver over 1,500 homes of mixed tenures in accordance with Council planning policy

- Flexible Civic Centre with efficient and sustainable design
- Commitment to social value with innovative ideas and a record of achievement
- Clear and effective strategy for delivery of projects
- Good financial and commercial proposition with balanced risk profile for the Council and good projected land values
- Competitive margins and market facing fees
- Clear funding strategy

24. These strengths were incorporated into the Business plan which was approved by Cabinet along with the founding legal documentation following finalising of the negotiations during the preferred bidder stage.

The core sites and the addition of Grange Farm

25. The HSDP has three core sites at Peel Road, Byron Quarter and Poets Corner. Peel Road is the proposed site of the new Harrow Civic Centre, together with private rented housing and a block of 46 affordable units that it is intended, subject to final due diligence will be owned by the Council. Poets Corner is intended to be the site of approximately 1,000 homes; a mixture of market and affordable. Byron Quarter phase 1 which is likely to be the first site delivered by the HSDP has a similar mix of around 350 market and affordable homes. All three core sites were considered in the HSDP's initial overall Business Plan and are now subject to detailed design and the drafting of detailed phase Business Plans. It was always contemplated in the procurement process that further sites could be added to the partnership.

26. The addition of Grange Farm Phases 2 and 3 to this partnership will effectively add a fourth core site. The process set out in Schedule 6 of the Member's Agreement for the addition of future opportunities requires that:

- The HSDP brings forward a development proposal:

It is deemed that this requirement has been fulfilled by the work done by Wates on behalf of the HSDP at the request of the Council.

- The Council accepts the proposal and asks the HSDP to progress the proposal in further detail i.e. produce a business plan. This triggers an exclusivity period during which the site cannot be otherwise disposed of.

This is the purpose of this report

- The HSDP will prepare a full detailed phase Business Plan which will then be brought back to Cabinet for final approval. This is likely to take place at the February 2021 Cabinet meeting

Legal documentation

27. The Core Sites are subject to a development agreement negotiated with the Council during the procurement process and finalised during the preferred bidder period. Adding Grange Farm as a further site will require a new Development Agreement for the market housing, although this will only vary in respect of site specifics as the development will be on the same terms and conditions as the Core Sites, and as bid by Wates in the procurement process. The Development Agreement sets out the conditions by which land is drawn down to the partnership, and together with the governing Members Agreement, establishes how risk and reward are shared.
28. At Peel Road the new HNC, together with the proposed 46 units of affordable housing are being developed under a Community Works Agreement. This is an agreed form document which for each of these sites will be finalised during the Business Planning period. The Community Works Agreement is the 'Development Agreement' for works commissioned and directly paid for by the Council. A Community Works Agreement will be required for Grange Farm affordable housing and community centre but again this is proposed on the same terms and conditions as the existing Community Facilities (such as the new civic centre, for example). The distinction between this and the Development Agreement is that this commission results in direct payment of the HSDP by the Council for the building of the scheme. The Council only shares in the reward for this to the extent that it is part owner of the HSDP.

Procurement advice

29. Pinsent Masons have advised the Council on the procurement issues relating to the HSDP from the outset. Close liaison with them has been maintained by officers during the consideration of the options for Grange Farm and legal advice has been taken on the Council's obligations pursuant to the applicable procurement rules.

Business Plan

30. Wates have submitted an initial Business Plan an extract of which is attached at Appendix 1 The Business Plan includes the estimated costs for design and planning fees to take forward the Reserved Matters application for Phase 2 and 3, Development Management Fee and other necessary consultancy fees, build costs based on the current outline Planning application and marketing costs associated with the private sale homes. The affordable housing will be commissioned and paid for by the HRA.

A 2.5% annual increase is applied to the costs.

31. The initial Plan has been reviewed. It allows for significant contingencies given the current market pressure on prices associated with material and labour shortages as well as delays caused by a wide range of factors globally.

32. Opportunities to achieve efficiency cost savings have also been identified but are not included in the initial plan. These will be dealt with through the Reserved Matters application process and development of the technical and construction design. These opportunities include:

- Through the detailed design process to ensure that the size of homes meets agreed space standards but are efficient.
- To rationalise the external landscaping so that it is high quality but efficient and also takes account of future maintenance
- In discussion with Planning, review the roof structures for some of the buildings to ensure they are compatible with the required new Energy strategy
- Review sub structure design, method of construction and building efficiencies.

Social Value

33. Wates have set out initial proposals to deliver Social Value including Apprenticeships, Employment skills opportunities including targeting residents on the estate who are long term unemployed, not in education or training, people with a disability, young people leaving care, ex-offenders and the homeless, Careers information, advice and guidance and Work placements. Overall, they would aim for the Social Value added to be around 20% of the project cost – in the region of £30m. This would be benchmarked with the Social Value offer for the Core Sites to ensure parity. Wates are committed to developing the detail of the Social Value offer with the estate residents and voluntary organisations such as My Yard who are already delivering excellent projects for the estate.

S123 Best Consideration

34. When the phase business plan is brought back to Cabinet with further financial details, the Council's external financial advisers will be required to certify that best consideration has been achieved under s123 of the Local Government Act 1972. The report will include a letter to that effect.

Subsidy Control

35. The Implementation Period following the withdrawal of the United Kingdom from the European Union came to an end on 31 December 2020. Until the end of the Implementation Period, EU State aid law applied in the UK. The current applicable law is 'subsidy control'. The crux of the subsidy control analysis in this project will be whether any of HSDP, the PSP or any contractor engaged to construct the developments obtain a selective economic advantage funded directly or indirectly by the Council. The Council's lawyers and external advisers will assess the subsidy control implications and report with the phase business plan. As with the core sites it is not anticipated there will be any issues.

Consultation

36. There continues to be considerable ongoing consultation and engagement with secure tenants and leaseholders on the Grange Farm estate, local community groups and the wider community. This has continued during Covid with monthly meetings transferring onto Zoom, hosted by the Independent Tenant Adviser. The current consultation activities include:

- Monthly Zoom meetings with the Resident Steering group who are supported by the Independent Tenant Adviser. Ward Councillors are invited to these meetings and officers from Housing Services, voluntary organisations and Higgins also attend. The ITA also organises monthly pre-Steering Group meetings where residents can raise concerns and the ITA informs officers in advance in order to prepare a response;
- Higgins have a Resident Liaison Officer based in their site office on the estate and the RLA and Site Manager meet regularly with residents. A full-time apprentice 'Site Admin and Liaison role' gets involved in supporting community initiatives and door knocking and putting up the weekly Higgins bulletin for each block;
- Officer meet with individual tenants and leaseholders. During Covid this has been via telephone or online meetings and we are in the process of opening up face to face meetings in the Higgins site office and/or Community Centre; and
- Regular Newsletters for all residents on the estate, including those that have moved off site.

37. The Steering Group and estate residents will be involved in agreeing the detailed design for Phase 2 and 3, as well as the ongoing Social Value contributions for the estate.

Next Steps

38. Following Cabinet approval to the principle of appointing the HSDP to deliver Phase 2 and 3 of the Grange Farm estate regeneration project, the HSDP will work up the detailed Business Plan for approval by the HSDP Board, the Council and Wates as members.

Ward Councillors' comments

39. The Ward Councillors are fully involved in this project and meet regularly with residents and officers at the monthly Grange Farm Steering Group meetings. They are aware of the proposals for taking forward Phase 2 and 3 and support the approach to ensure these phases can be delivered.

Performance Issues

40. Regeneration of the Grange Farm estate is a key priority for the Housing Service. The delivery of Phases 1 and 2 are included in the Homes for Harrow - Building Council Homes for Londoners (BCHfL) programme for which there is a target to achieve delivery of a start on site of 189 homes

by March 2022. Phase 1 of 89 homes is on site with Phase 2 to be on site by March 2022. The recommendation to utilise the HSDP as the development partner to take forward Phase 2 and 3 will enable these targets to be met.

Environmental Implications

41. All new homes must meet high standards of energy efficiency to reduce CO2 emissions as well as reduce fuel poverty. At the time of the Grange Farm planning application, schemes such as this were required to include a Combined Heat and Power Plant (CHP) in accordance with London Plan requirements relevant at that time. The CHP would be gas powered and provide heat to the whole estate rather than each home having an individual gas boiler. Since then the approach to heating has changed significantly with requirements to meet carbon reduction targets resulting in the need for a fabric first approach to ensure highly insulated, air-tight buildings with heating systems such as Air Source Heat Pumps. As Phase 1 was already in contract when the new requirements were introduced, a central gas boiler is being installed but we have ensured it can be connected into an estate wide renewable energy system installed in future phases. The scheme was also reviewed before construction to ensure it will be insulated to meet the new standards and a decision was taken to install underfloor heating to all homes so that the homes would be suitable for an Air Source Heat Pump system in the future. Phase 2 and 3 of Grange Farm will need to meet the Future Homes Standard and aspire to be net zero carbon in operation.
42. Other environmental improvements accompanying the carbon reduction requirements will include: provision of green roofs, solar thermal hot water systems and photovoltaics, improved biodiversity as a result of increased tree planting and landscaped communal open spaces, provision of Sustainable Urban Drainage Systems, and green travel plans to encourage use of public transport and walking. Where possible, we will endeavour to recycle demolition material recognising this may be limited due to the construction type of some properties.

Data Protection Implications

43. There are no data protection implications arising from the report.

Risk Management Implications

Risks included on corporate or directorate risk register? **Yes**

Separate risk register in place? **Yes, for the whole project**

The relevant risks contained in the register are attached/summarised below.
n/a

The following key risks should be taken into account when agreeing the recommendations in this report:

Risk Description	Mitigations	RAG Status
Appointment of the HSDP is challenged – any challenge could lead to delays in progressing the project which may threaten the start on site deadline	<ul style="list-style-type: none"> ▪ Independent legal advice has been received with regard to the procurement of the HSDP and the ability for the council to utilise the HSDP for the development of sites other than the Core sites. 	Green
There has been no competitive assessment process to ensure that best value has been achieved for this specific project.	<ul style="list-style-type: none"> ▪ The procurement policy for the HSDP deals with this requiring an open book evaluation monitored by the HSDP supervisor to ensure best value. All direct works packages are treated the same – so the absence of a tender or competitive assessment is mitigated. All sub- contract packages are tendered to the market. 	Green
The council is not able to scrutinise and challenge the emerging costs	<ul style="list-style-type: none"> ▪ See above. All the costs will be open book, consultants and construction packages will be tendered. We will continue to employ an independent cost consultant and other services to scrutinise and challenge the costs using knowledge and experience of actual tender costs being achieved on similar projects. 	Green
The March 2023 start on site deadline is not achieved.	<ul style="list-style-type: none"> • Wates have provided assurances and evidence they have the capacity and resources with the right level of knowledge and experience to take this project forward alongside the Core Sites. • The start on site deadline is challenging but is more likely to be achieved through the appointment of the HSDP. • GLA is regularly updated on progress to meet March 2023 deadline 	Amber

Risk Description	Mitigations	RAG Status
Financial risks to the Council (General Fund and HRA) such as Cashflow, sales risk and unaffordability	<ul style="list-style-type: none"> From initial financial modelling both the social and shared ownership units and the market sale units are affordable (HRA) and generate a positive return to the Council (market sale). The purpose of the Business Plan is to refresh the current modelling, review and confirm the mitigations before a final decision is made to proceed. 	Amber

Procurement Implications

44. The Director of Procurement has been consulted and fully involved in all discussions and is satisfied this is the correct procurement approach and complies with the Council's Contract Procedure rules and Public Contract regulations.

Legal Implications

45. A comprehensive Competitive Dialogue was undertaken pursuant to the Public Contracts Regulations 2015 for the appointment of a private sector partner to establish a strategic development partnership with the Council. The scope of that procurement clearly envisaged that future sites may be developed by the partnership in addition to the defined Core Sites. In September 2020 Cabinet awarded Preferred Bidder status to Wates Construction Limited and the HSDP was formally incorporated in August 2021.
46. A process to introduce further sites to the partnership is specifically envisaged in the HSDP's contractual documents.
47. Pinsent Masons have been retained to advise the Council throughout the entirety of the HSDP project, including the subject matter of this report and advice has been taken on the Council's obligations pursuant to the applicable procurement rules
48. Full legal implications will be set out on the proposals contained within the Business Plan when they are known and brought to Cabinet for approval. These will include the parameters set out in Part II of the Housing Act 1985 and the need to obtain the consent of the Secretary of State to the disposal and/or appropriation of housing land, where required.

Financial Implications

49. There are two elements to the development of Phases 2 and 3 of Grange Farm with differing financial arrangements:

Social and Shared Ownership Units

50. The proposal is to appropriate a proportion of HRA land to the General fund and for the General fund to enter into partnership with the HSDP to deliver phases 2 and 3 of the Grange Farm development, of 185 (social and Shared ownership units) and 300 market for sale units.
51. With regard to the social and shared ownership units, the HRA will enter into a community works agreement with the HSDP and purchase the affordable units at cost from the HSDP as works progress. The estimated cost to the HRA for the social housing units and Community Unit is £74.97m. (£68.8m for social housing and shared ownership units, £6,17m for the community unit). A high-level review of the Current HRA Business Plan suggests that this development is affordable to the HRA subject to further detailed design work and an open book approach to the agreement of all costs.
52. Based on the current modelling, the cost of the social and shared ownership housing is broadly affordable within the HRA and this position will be reviewed once Wates have prepared the Business Plan as recommended by this report.
53. The original HRA Business plan has a budget of £22m built in for Grange Farm phase 2. This has been updated following the procurement of both phases 2 and 3. Phase 1 is currently on site. The Business plan is currently being updated for the HRA and will take account of the detailed design and costs being worked up with Wates.

Market Sale Units

54. It is proposed that the 300 market sale units are carried out by the HSDP in partnership with the Council (General Fund). The estimated capital cost of development of the units is £147m. The land associated with these units will have to be appropriated within the Council (from the HRA to the General Fund) and drawn down via the HSDP as the scheme develops.
55. It is currently estimated that the Council will need to contribute total equity (land and capital) of £21m with a peak debt of £9.6m in 2023/24. The current modelling indicates that the Council will receive a positive net return from the scheme, and this is based on the Council receiving back capital receipts to the value of its total equity investment along with interest and dividends.
56. As this scheme is subject to the Business Plan prior to making the decision to process, no amendments are proposed to the Council's Revenue Budget and Capital Programme at this stage.

Equalities implications / Public Sector Equality Duty

57. An Equalities Impact Assessment was undertaken at the start of the Grange Farm regeneration project in 2016 based upon a Housing Needs Assessment carried out in 2014. The assessment did not identify any disproportionate impact upon any protected categories and overall positive impacts as a result of the regeneration. Housing Needs Assessments for households moving into the new homes in Phase 1 have been completed and these identify the need to review the approach in particular for the needs of households with physical and mental health disabilities as well as to ensure the needs of growing household sizes can be accommodated.
58. Alongside the development of the detailed Business Plan with the HSDP, if approved, it is proposed to complete a new Equalities Impact Assessment in consultation with the Grange Farm Steering Group and to ensure the changes identified above are addressed for the development of Phase 2 and 3 going forward. This will be presented to Cabinet with the detailed Business Plan early in 2022.
59. This approach has been agreed with the Head of Equality, Diversity and Inclusion.

Council Priorities

Please identify how the decision sought delivers these priorities.

1. Improving the environment and addressing climate change

The regeneration of the Grange Farm estate will replace existing poor quality and energy inefficient properties with high quality homes to meet climate change reduction targets. It will also support improved biodiversity as a result of increased tree planting and landscaped communal open spaces, provision of Sustainable Urban Drainage Systems, and green travel plans to encourage use of public transport and walking.

2. Tackling poverty and inequality

It will provide genuinely affordable housing, which is of high quality, enable good jobs being created through construction work, including apprenticeships for local people including those on the Grange Farm estate.

3. Building homes and infrastructure

The scheme will deliver additional new housing and community facilities

4. Addressing health and social care inequality

The scheme will enable the provision of Lifetime homes and purpose-built wheelchair housing enabling the occupants to remain living independently for as long as possible. The approach to landscaping

and the new community centre will provide opportunities for activities that may have a positive health impact.

5. Thriving economy

It will contribute to this priority by offering opportunities for work and enable income from those living in the additional new homes to be spent in the local Harrow economy, thus generating more jobs and supporting the circular economy.

Section 3 - Statutory Officer Clearance

Statutory Officer: Dawn Calvert

Signed by the Chief Financial Officer

Date: 10/11/21

Statutory Officer: Matthew Dineen

Signed on behalf of the Monitoring Officer

Date: 10/11/21

Chief Officer: Dipti Patel

Signed by the Corporate Director

Date: 10/11/21

Head of Procurement: Nimesh Mehta

Signed by the Head of Procurement

Date: 10/11/21

Head of Internal Audit: Susan Dixon

Signed by the Head of Internal Audit

Date: 10/11/21

Mandatory Checks

Ward Councillors notified: YES

EqIA carried out: NO

See above. An Equalities Impact Assessment (EqIA) was carried out in 2016 before the Grange Farm Estate regeneration project commenced. We will be reviewing and updating this with the Grange Farm Steering group for Cabinet to review with the detailed Business Plan submission. This approach has been agreed with the Head of Equality, Diversity and Inclusion.

EqIA cleared by: N/A

Section 4 - Contact Details and Background Papers

Contact: Alison Pegg, Head of Housing Regeneration, Telephone: 07592 110410 Email: alison.pegg@harrow.gov.uk

Background Papers: [Cabinet report 11 April 2019 Homes for Harrow Grange Farm Regeneration Phase1](#)

Call-in waived by the Chair of Overview and Scrutiny Committee

NO