

Cabinet Decision Date	Nature of Decision
30 May 2019	<p>RESOLVED: That</p> <ol style="list-style-type: none"> 1. the Regeneration Programme Objectives, as set out in paragraph 3.2 of the officer report, be approved; 2. a Strategic Development Partnership, established through a partnership vehicle, be agreed as the preferred delivery approach for the development of Core Sites in the Regeneration Programme; 3. the commencement of the proposed procurement exercise to identify a Strategic Development Partner, as set out in paragraph 7.1 of the officer report, be approved; 4. the proposition to be put to the market, as part of the procurement exercise, and as set out in confidential Appendix 5 to the officer report be agreed; 5. the Corporate Director, Community, following consultation with the Portfolio Holder for Planning, Regeneration and Employment and the Portfolio Holder for Finance and Resources, be authorised to: <ol style="list-style-type: none"> a. make any necessary amendments to the draft procurement documentation and agree the final versions for publication; and b. take all other necessary steps to conduct the procurement exercise, including shortlisting and deselection of bidders in accordance with the Public Contract Regulations 2015; and 6. the Corporate Director, Community, be authorised to procure support for external commercial and legal advice to support the procurement exercise, the costs of which must be contained within the agreed financial capacity stated at paragraph 9.1. to the officer report. <p>Reason for Decision: In order to progress the delivery of the Council's Regeneration Programme for Core Sites in its ownership which would contribute to Harrow's regeneration ambitions.</p>

20 June 2019	<p>RESOLVED: That the decision of Cabinet on 30 May 2019 be confirmed.</p> <p>Reason for Decision: Committee Procedure Rules 46.8.3, 46.9 and 46.13 required Cabinet to reconsider its decision at its next meeting and within 10 clear working days of a referral by the Call-In Sub-Committee.</p>
10 October 2019	<p>RESOLVED: That the progress of the current procurement, pursuant to the Public Contracts Regulations 2015, be noted.</p>
13 February 2020	<p>RESOLVED: That the progress of the procurement of a Strategic Development Partner pursuant to the Public Contracts Regulations 2015 be noted.</p> <p>Reason for Decision: To provide an update on progress with the implementation of the decision taken in May 2019 to procure a Strategic Development Partner to assist with the delivery of a number of the Council's core strategic development sites within the Regeneration programme, including the delivery of a new Civic Centre, and to approve funding to ensure high quality and expert advice was available to the Council for the rest of the procurement</p>
10 September 2020	<p>RESOLVED: That</p> <ol style="list-style-type: none"> 1. the outcome of the Competitive Dialogue stage of the procurement process under the Public Contracts Regulations 2015 as outlined in the report, be noted; 2. the appointment of Bidder B as Preferred Bidder with whom the Council would seek to establish the Harrow Strategic Development Partnership (HSDP) be approved; 3. the procurement process proceed to the Preferred Bidder Stage ('PB Stage') so the Preferred Bidder's proposal could be clarified, specified and optimised in accordance with the procurement regulations, in particular to formalise the structure of the vehicle, finalise legal documents and conclude the HSDP Business Plan; 4. a further report be submitted to Cabinet, anticipated in the early part of 2021, which would seek authority to approve the HSDP Business Plan, make the procurement award, enter into the contractual documents and formally incorporate the Harrow Strategic Development Partnership. <p>Reason for Decision: In order to appoint a Preferred Bidder to establish the Harrow Strategic Development Partnership, enabling the development of the Council's three Core Sites and delivery of the Council's regeneration objectives.</p>

15 July 2021	<p>RESOLVED: That</p> <ol style="list-style-type: none">1. the outcome of the preferred bidder stage of the Competitive Dialogue Procedure under the Public Contracts Regulations 2015 as outlined in the officer report be noted;2. Wates Construction Ltd be confirmed as the successful bidder following the Competitive Dialogue Procedure and as the Council's partner in the Harrow Strategic Development Partnership (HSDP);3. the setting up and commencement of the HSDP with Wates based on the structure set out in the officer report be approved;4. the Chief Executive be authorised, following consultation with the Director of Legal and Governance Services, to enter into appropriate legal documents to formally commence the HSDP;5. the initial Business Plan of the HSDP be approved;6. the Director of Finance and Assurance be authorised, following consultation with the Director of Legal and Governance Services, to approve and enter into any of the financial agreements and instruments required by the Members agreement;7. the additional cost requirement of £158k for professional fees for legal and financial and commercial support which could be accommodated within existing budgets be noted. <p>Reason for Decision: To bring to a conclusion the process for procuring a partner with whom to form the Harrow Strategic Development Partnership, and to approve the necessary steps to establish the partnership.</p>
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<p>18 November 2021</p>	<p>RESOLVED: That</p> <ol style="list-style-type: none"> 1. the extension of the current Pre-Contract Services Agreement (PCSA) between the Council and Wates to allow for Royal Institute of British Architects (RIBA) stage 4 design and preparation for the demolition of Civic 9, be agreed; 2. the Corporate Director of Community, following consultation with the Portfolio Holder for Strategy, Regeneration, Partnerships and Devolution and Portfolio Holder for Housing, be authorised to agree the terms of the extension to the existing PCSA and to enter into all appropriate legal documentation; 3. the Harrow Strategic Development Partnership (HSDP) be commissioned to carry out the demolition and redevelopment of the site at Milton Road under a Community Works Agreement as provided for in the founding documents of the HSDP; and 4. the Chief Executive, following consultation with the Corporate Director of Community, the Leader of the Council and Portfolio Holder for Strategy, Regeneration, Partnerships and Devolution and the Portfolio Holder for Housing, be authorised to agree the terms of and formally enter into the Community Works Agreement. <p>Reason for Decision: To enable the development of housing on the Milton Road site taking the benefit of funding granted under the Building Council Homes for Londoners programme</p>
<p>10 March 2022</p>	<p>RESOLVED: That</p> <ol style="list-style-type: none"> 1. the progress of the Harrow Strategic Development Partnership be noted; 2. the proposed approach to consider the options available to the Council and the partnership be endorsed, assessing the Council's position through comprehensive due diligence; and 3. the strategy to maximise the available affordable housing, be approved. <p>Reason for Decision: For Cabinet to understand the progress of the partnership, the issues currently being dealt with and the next steps.</p>

13 October 2022	<p>RESOLVED: That</p> <ol style="list-style-type: none">1. the outcome of the review of the Milton Road scheme be noted;2. the amendment of the scheme from that commissioned by the Council to the Harrow Strategic Development Partnership (HSDP) in November 2021 and the taking of relevant steps, including applying for appropriate planning permission, be approved, noting that approval for the implementation of the amended scheme would be sought following completion of the final costs and viability; and3. the Corporate Director of Place, following consultation with the Deputy Leader of the Council and the Portfolio Holder for Planning and Regeneration and Portfolio Holder for Housing, be authorised to appropriate such parts or the whole of the Milton Road and Poets Corner HSDP sites for planning purposes and to override third party rights and covenants as may be necessary. <p>Reason for Decision: To enable the progress of the Milton Road development scheme and facilitate the forthcoming development of the Poets Corner site.</p>
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<p>17 November 2022</p>	<p>RESOLVED: That</p> <ol style="list-style-type: none"> 1. the outcome of the review of the Harrow Strategic Development Partnership (HSDP) sites be noted; 2. further reports on the phase Business Plans for each scheme be authorised and agreed; 3. Greenhill Way be the preferred location for the Town Hall; 4. the initial Business Plan for Grange Farm (Phase 2) be agreed; 5. the Grange Farm scheme be incorporated into the HSDP and the development of a planning application for Phases 2 and 3 be approved; 6. the decision to revise the HSDP schemes be confirmed and officers be authorised to commission appropriate professional services and carry out preparatory and enabling works; and 7. Cabinet consider the production of a report on the economic impact of the proposals for the Greenhill Way site. <p>Reason for Decision: To understand the outcomes of the review of the HSDP sites, authorise preparation of business plans for the revised schemes, allow further works required to provide a new Town Hall and agree the business plan and way forward for Grange Farm in order that high quality new housing can be developed for the Council's tenants and residents.</p>
<p>16 February 2023</p>	<p>RESOLVED: That</p> <ol style="list-style-type: none"> 1. the commencement of construction of the Milton Road scheme through the Harrow Strategic Development Partnership (HSDP) be approved; 2. the final cost position and risk sharing approach for the development of the scheme through the HSDP, be approved; and 3. an amended planning application reducing the height of the scheme to a maximum six stories be made by the HSDP. <p>Reason for Decision: The recommendations enabled the Milton Road scheme to progress delivering 36 units of affordable housing including wheelchair homes, housing for rent and shared ownership properties.</p>