

# Council

## SUPPLEMENTAL SUMMONS

**DATE:** **Thursday 24 September 2015**

**16. 'BUILDING A BETTER HARROW' - DELIVERY PROGRAMME (Pages 3 - 8)**

Recommendation I: Cabinet  
(17 September 2015)

**17. GAYTON ROAD DEVELOPMENT PROPOSALS (Pages 9 - 14)**

Recommendation I: Cabinet  
(17 September 2015)

**18. REVENUE AND CAPITAL MONITORING (Pages 15 - 18)**

Recommendation I: Cabinet  
(17 September 2015)

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**COUNCIL**  
**24 SEPTEMBER 2015**

**CABINET**  
**RECOMMENDATION**  
**(17 SEPTEMBER 2015)**

**RECOMMENDATION I**

**'BUILDING A BETTER HARROW' –  
DELIVERY PROGRAMME**

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# 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- (1) the robust proposals to leave the costly and outdated Civic Centre and build a smaller and more efficient Civic Centre in the heart of Wealdstone, at no net cost to the taxpayers of Harrow over the Regeneration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.]*

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**COUNCIL**  
**24 SEPTEMBER 2015**

**CABINET**  
**RECOMMENDATION**  
**(17 SEPTEMBER 2015)**

**RECOMMENDATION I**

**GAYTON ROAD DEVELOPMENT  
PROPOSALS**

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# CABINET

## 17 SEPTEMBER 2015

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**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

#### 247. Gayton Road Development Proposals

Having considered the confidential appendix, it was

**Resolved to RECOMMEND:** (to Council)

That

- (1) a capital budget of up to £15m for the social affordable and private housing elements, as per option 3 of the report, be approved;
- (2) additional borrowing of up to £15m to fund the capital expenditure in 3 (i) below be approved.

**RESOLVED:** That

- (1) the Corporate Director of Environment and Enterprise, following consultation with the Deputy Leader and Portfolio Holder for Business, Planning and Regeneration, be authorised to agree flexible terms and enter into contracts for the development of Gayton Road surface level car park and the site of the ex-Gayton Road Library to include the property situated between them known as Sonia Court; the development to include a number of private housing units for sale or private rent to be owned by the Council, or a corporate vehicle wholly owned by the Council, and the acquisition of social affordable residential units within the proposed development as per option 3 of the report provided that it remained in the Council's best interests to do so;
- (2) the development be subject to:-
  - (i) Council approval of the funding of the arrangements for both the social affordable and the private housing elements; and
  - (ii) planning approval;
- (3) the Corporate Director of Environment and Enterprise and the Corporate Director of Resources, following consultation with the Deputy Leader of the Council and Portfolio Holder for Business Planning and Regeneration, be authorised to:
  - (i) agree the structure of an appropriate delivery vehicle or vehicles in which to hold the respective assets to secure a flexible and optimal position for the Council, to include the option of deciding to retain the ownership of the social affordable residential units directly by the Council; and subject to the recommendation to Council above;
- (4) authorise the Director of Finance, following consultation with the Portfolio Holder Finance and Major Contracts, to negotiate and finalise loan arrangements between the Council and the preferred delivery vehicle of sums up to £1.65m, being the estimated requirement plus a 10% tolerance;
- (5) it be noted that the proposals contained in the report support the Council's commercialisation agenda.

**Reason for Decision:** Option 3 produced the highest net revenue contribution to the Medium Term Financial Strategy (MTFS) and would provide much needed affordable and market housing for Harrow's residents.

There was a shortage of housing generally in the borough, and in particular a shortage of "affordable" housing for those on low incomes. The position had been made worse as a result of the impact of welfare reform on household incomes, which had also adversely impacted on the willingness of local landlords to let their properties to low income households. This had greatly

increased the number of families at risk of homelessness, and despite the work of the Housing Needs team in preventing homelessness, in many cases, had resulted in a significant increase in Bed & Breakfast (B&B) usage.

The proposals would assist in meeting the demand for both market rented and affordable housing within the borough and would assist the Council in controlling homelessness costs.

**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.]*

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**COUNCIL**  
**24 SEPTEMBER 2015**

**CABINET**  
**RECOMMENDATION**  
**(17 SEPTEMBER 2015)**

**RECOMMENDATION I**

**REVENUE AND CAPITAL  
MONITORING**

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## 17 SEPTEMBER 2015

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* Glen Hearnden	* Anne Whitehead
* Graham Henson	

**In attendance:**

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

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### RECOMMENDED ITEMS

**249. Revenue and Capital Monitoring for Quarter 1 as at 30 June 2015**

Having considered the confidential appendix, it was

**Resolved to RECOMMEND:** (to Council)

That the addition to the Capital Programme, set out at paragraph 107 of the report in respect of Grange Farm Regeneration, be approved.

**RESOLVED:** That

- (1) the revenue and capital forecast positions detailed in this report as at Quarter 1 2015/16 be noted;

- (2) the virements set out in paragraphs 103 and 104 of the report that had taken place in the quarter be noted;
- (3) the virement to the Capital Programme, set out in paragraph 105 of the report, transferring £5.465m of funding from the School Expansion Programme phase 3 to phase 4, be approved;
- (4) the additions to the Capital Programme, set out at paragraphs 107, 108 and 110 of the report that had been recommended to Council for approval, be noted;
- (5) the additions to the Capital Programme of externally funded spend in paragraphs 106 and 109 of the report, in respect of an energy efficiency project at Roxeth Primary School and Stanmore Marsh, be approved.

**Reason for Decision:** To report the 2015/16 forecast financial position as at 30 June 2015.

**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.]*