

**MINUTES OF THE CABINET MEMBER SIGNING
THURSDAY, 12 DECEMBER 2013**

Present: Councillor Claire Kober, Leader of the Council.

In Attendance: Xanthe Barker, Principal Committee Coordinator, Jon McGrath, Assistant Director Property and Capital Projects, Nick Papapavlou, Development Surveyor.

<p>HSP42.</p>	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>	
<p>HSP43.</p>	<p>DISPOSAL OF 44 FINSBURY RD N22 8PD</p> <p>The Leader of the Council considered a report, previously circulated, which sought approval to authorise the disposal of the freehold interest in respect of 44 Finsbury Road, N22.</p> <p>It was noted that the covering report had incorrectly listed the ‘Ward Affected’ as being Woodside Ward and that this should have referred to <u>Bounds Green Ward</u>.</p> <p>RESOLVED:</p> <p>That the disposal of the freehold interest of 44 Finsbury Road, N22 at £533,510, be approved with the Assistant Director of Property and Capital Projects being delegated authority to agree the final terms of the disposal.</p> <p>Alternative options considered</p> <p>Retention for conservation and inclusion within the Council’s permanent housing stock managed by Homes for Haringey – this option was not supported due to the potentially high conversion/refurbishment costs involved for which funds are not available.</p> <p>Retention for conversion and onward sale on the open market (i.e. the Council acting as a developer)– this option was not supported due to the potential risks of the current housing market, which could see the Council expending vast sums of money in converting/refurbishing the properties only to see a contraction in the housing market on completion of works. This would be a developer risk if the property is sold in its existing condition as proposed.</p> <p>Retention for wider regeneration – this option is also not supported as the property is not situated within a designated regeneration area.</p> <p>Reasons for decision</p> <p>A Decision by the Leader is urgently required in order to both satisfy the Council’s Constitution and to allow officers to instruct Legal Services to commence with the conveyance rather than await a Cabinet resolution, which could result in losing both the prospective purchaser/highest offer.</p>	<p>Ass Dir Property and Cap Projects</p>

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<p>HSP44.</p>	<p>OUTER LONDON FUND (OLF2) GREEN LANES SHOP FRONTS REFURBISHED SCHEME</p> <p>The Leader of the Council considered a report, previously circulated, which sought approval to appoint the recommended contractor to deliver the Green Lanes shop front refurbishment scheme in the sum of £636,866, which was funded by the Greater London Authority (GLA) and local traders buy-in contributions.</p> <p>The report also sought approval to issue a letter of intent prior to the formal contract signature for 10% of the contract value.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> i. That approval be given to award a contract to the recommended contractor (T and B Contractors Ltd) for the sum of £636,866, which is fully funded by the GLA and traders contributions. ii. That approval be given to issue a letter of intent prior to formal signature for 10% of the contract value. iii. That the establishment of a capital budget of £1,373,634, as outlined in section 1.4 of Appendix B (exempt) of the report be approved. <p>Alternative options</p> <p>To appoint an alternative framework contractor from the tender submissions, but this was not supported as the alternative bids did not score as highly for both against costs and quality of their proposed delivery plan and therefore didn't represent the best value for money to the Council.</p> <p>A further alternative considered procuring the works through TFL's new LoHac framework. However, recent Council experience on other highways schemes has not been favourable and the contractor does not have the necessary specialist shop fitting capabilities. Therefore this alternative was not supported.</p> <p>Reasons for decision</p> <p>To complete the Green Lanes shop front regeneration scheme in accordance with the grant agreement with the GLA.</p> <p>To enhance the immediate environment of Green Lanes and ultimately encourage new businesses and employment to the area.</p>	
<p>HSP45.</p>	<p>EXCLUSION OF THE PRESS AND PUBLIC</p> <p>RESOLVED:</p> <p>That the press and public be excluded from the remainder of the meeting, as agenda items 23-26 contain exempt information, as defined under paragraphs</p>	

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	3 and 5, Part 1, Schedule 12A of the Local Government Act 1972.	
HSP46.	OUTER LONDON FUND (OLF2) GREEN LANES SHOP FRONTS REFURBISHED SCHEME Exempt information pertaining to Item 2 was considered.	