



**Cabinet**  
12 February 2018

**Report from the Strategic Director  
of Resources**

**Northwick Park, One Public Estate - Update**

<b>Wards Affected:</b>	Northwick Park
<b>Key or Non-Key Decision:</b>	Non Key
<b>Open or Part/Fully Exempt:</b>	Open
<b>No. of Appendices:</b>	2
<b>Background Papers:</b>	None
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**1.0 Vision**

- 1.1 This is an exciting, ambitious project where Brent leads a consortium of public sector landowning partners, dissolving ownership boundaries and working collaboratively to deliver a residential led regeneration of the area.
- 1.2 There is a collective vision amongst partners to make Northwick Park a landmark destination of choice, delivering a modernised university hospital, central hubs serving local people, improved infrastructure and transport connections, a common energy strategy, shared services and facilities, and reduced running costs.
- 1.3 Key objectives for Brent are; more good quality affordable homes, more school places, growth, increased revenue from homes and businesses and generation of growth and skills opportunities within the borough.

## **2.0 Purpose of the Report**

2.1 The purpose of the report is to update Cabinet on Northwick Park One Public Estate initiative, and approve execution of a variation agreement to the existing Memorandum of Understanding, in order for the partners to deliver the vision.

## **3.0 Recommendation(s)**

3.1 Approve execution of variation agreement to Memorandum of Understanding.

## **4.0 Detail**

4.1 Brent received grant funding from the One Public Estate Office (OPE), to lead a consortium of land owning public sector partners in examining the potential regeneration of adjacent landholdings at Northwick Park. The other partners are London North West University Hospital (LNWUH), The University of Westminster and Network Homes Ltd.

4.2 The partners have dissolved boundaries of individual ownership and worked collaboratively to produce proposals with a far greater vision than could be achieved individually. Supported by development and planning consultants, GVA, the partners have prepared a feasibility/capacity study, which outlines the next steps required for the project. (Appendix A)

4.3 The four partners executed a Memorandum of Understanding in August 2017. This outlines common and individual objectives for the project, principles of collaboration, Governance and partnership values. Taking into account likely next steps, a variation to the MOU is attached. (Appendix B), to give a legal framework for partners to progress the proposals.

4.4 The feasibility study looked at site constraints and development opportunities. It considered option appraisals, and outlined planning strategies. The report considered high level financial viabilities and commercial considerations of partners, and an analysis of delivery strategies. Finally it considered phasing and outlined next steps.

4.5 The next steps outlined in the report are broadly;

- Prepare a planning brief for the site. (Feb 18- Dec 18)
- Commission further transport studies. (Feb 18- Dec 18)
- Maximise OPE funding. (ongoing)
- Commission energy feasibility studies. (Jan 18- July 18)
- Consider potential for inclusion of a secondary school. (Jan 18 – July 18)
- Network Homes Ltd and LNWUH to conclude negotiations on NHS owned land. (June 2018)

Timescales are indicative.

- 4.6 Two agreements will follow from the next steps;
- An infrastructure agreement between all four partners, dealing with delivery of infrastructure of the entire site.
  - A joint venture/development agreement between The London Borough of Brent and Network Homes Ltd.
- 4.7 The next steps and associated agreements have been discussed with partners and a variation agreement developed. (Appendix B). This incorporates the next steps and associated agreements outlined above, with responsibilities and approximate costs.
- 4.8 Preparation of a supplemental planning brief and a joint masterplan for the site, will allow individual or joint development of the site by partners. Whilst two concept plans have been modelled to illustrate potential development scenarios, it is acknowledged more detailed design, due diligence work and stakeholder consultation is required.
- 4.9 There have been initial discussions with Brent planners regarding the feasibility study, and the proposal to develop an SPD. It is proposed to progress the masterplan in more detail in parallel with the SPD.
- 4.10 Brent's objectives in the MOU are; more affordable homes, more school places, growth, increased revenue and employment and skill opportunities.
- 4.11 The study demonstrates delivery of a number of new homes, of which a significant number will be affordable, growth and increased revenue. Studies are currently being undertaken for the potential to include a secondary school. Although not detailed in the study, employment and skills opportunities will arise from the development taking place.

## **5.0 Financial Implications**

- 5.1 Brent received an allocation of £270,500 OPE funding for Northwick Park, in round four (2016), and a further £200,000 in round six (2017). A total of £470,500, awarded to Brent, to be spent on behalf of the partners. This will be used to fund consultants to move the project forward.
- 5.2 The next stage of the project is still to be defined in terms of exact scope and costs. At this stage the indicative costs range from £319,000 to £690,000. A further update will be provided when the project is at a more advanced stage and when costs have been further clarified, however it is anticipated that the total cost will be contained within the total grant amount.

## **6.0 Legal Implications**

- 6.1 The variation agreement (Appendix B) will deal with the next steps. The document is not legally binding. Consultants will be procured and agreements entered.
- 6.2 The Localism Act 2011 provides the Council with general powers of competency,

which means it can do anything that the individual can do in the United Kingdom for a commercial purpose for the benefit of the Council, its area or persons resident in its area. In addition section 111 of the Local Government Act 1972 provides for a local authority to do "anything" which is "calculated to facilitate, or is conducive or incidental to, the discharge of any of their functions". Accordingly, the Council has wide powers established by statute to undertake the commercial activities highlighted in the MOU.

## **7.0 Equality Implications**

7.1 None at this stage.

## **8.0 Consultation with Ward Members and Stakeholders**

8.1 Officers from Brent, Network and London Northwest Health Authority met with ward members on 7<sup>th</sup> April 2017, to discuss the OPE allocation and Proposed studies at Northwick Park. A further meeting took place on 18th January 2018.

8.2 It is proposed to consult with stakeholders as part of the formation of the planning brief, contained within the variation agreement.

## **9.0 Human Resources/Property Implications (if appropriate)**

9.1 None at this stage.

**Report sign off:**

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