

London Borough of Islington

**Executive - 21 April 2022**

Minutes of the meeting of the Executive held at Council Chamber, Town Hall, Upper Street, N1 2UD on 21 April 2022 at 7.00 pm.

**Present:**                      **Councillors:**                      Comer-Schwartz, Champion, Gill, Lukes,  
Ngongo, O'Halloran, Shaikh, Turan and Ward

**Councillor Kaya Comer-Schwartz in the Chair**

891                      **APOLOGIES FOR ABSENCE**

None.

892                      **DECLARATIONS OF INTEREST**

None.

893                      **MINUTES OF PREVIOUS MEETING**

**RESOLVED:**

That the minutes of the previous meeting held on 24 March 2022 be agreed as a correct record and the Chair be authorised to sign them.

894                      **SUPPORT TO NEWLON HOUSING TRUST IN RESPECT OF THE PROPOSED REDEVELOPMENT OF NEW BARNBURY ESTATE**

**RESOLVED:**

- a) That the Corporate Director for Community Wealth Building be authorised, in consultation with the Executive member for Housing and Development, and subject to the prior completion of a compulsory purchase indemnity agreement with Newlon Housing Trust, to take all necessary steps, including the making of a Compulsory Purchase Order (CPO) under section 226(1)(a) of the Town and Country Planning Act 1990 to ensure that the leasehold interests in the Land, (as described in the table below as well as any third party rights over the Land where attempts to negotiate a voluntary acquisition of the leasehold interest or third party rights in accordance with the development timetable have failed), can be acquired.

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Table 2.1

| Address of premises |  |                      | Interest to be acquired   |
|---------------------|--|----------------------|---|
| Number              | Estate / Commercial                          | Street               |   |
| 23                  | Commercial Units<br>(see Exempt Appendix 2)  | Caledonian Road      | a. Commercial Head lease<br>b. Commercial Sub-Leases<br>c. Third party rights |
| 78                  | Residential Units<br>(see Exempt Appendix 3) | New Barnsbury Estate | a. Long leaseholds<br>b. Third Party Rights                                   |

- b) That where the Corporate Director of Community Wealth Building approves the making of a CPO, the Director of Law and Governance be authorised to take all necessary steps to secure the making, confirmation and implementation of the CPO. This includes the approval of agreements with the owners and any objectors for the withdrawal of objections to the CPO, the acquisition of interests by use of General Vesting Declarations or notices to treat the settling of compensation and the acquisition of all interests in the properties on terms recommended by the Corporate Director of Community Wealth Building. The costs of all such actions, following agreement and confirmation, to be met in full by Newlon Housing Trust.
- c) That the Corporate Director of Community Wealth Building be authorised to acquire any interests in land within the area of the Land by agreement and the making of payments equivalent to statutory compensation (or payments as are deemed reasonable in the circumstances) and the provision of property or services in lieu of compensation, in contemplation of the Order being made. The costs of all such actions, following agreement and confirmation, to be met in full by Newlon Housing Trust.
- d) That, if the CPO is confirmed, the Corporate Director of Community Wealth Building be authorised to negotiate and agree the compensation amounts payable in compulsorily acquiring the interests. The costs of all such actions to be met, following agreement and confirmation, in full by Newlon Housing Trust. Additionally, the Director of Law and Governance be authorised to transfer any interests in the Land acquired by the council pursuant to the Compulsory Purchase Order or by agreement to Newlon Housing Trust.

Reasons for decision – as set out in the report, where it is not possible to voluntarily purchase leasehold interests, it is in the public interest to make a CPO.

Other options considered – Voluntary acquisition of the leasehold properties is the preferred option. A CPO should only be employed as an option of last resort, and only when all other opportunities to secure the redevelopment of the site have been fully explored and exhausted.

Conflicts of interest / dispensations granted – none

895

**THRIVING NEIGHBOURHOODS PROGRAMME - INVESTMENT IN ESTATES AND NEIGHBOURHOODS**

**RESOLVED:**

- a) That the direction and development of the Thriving Neighbourhoods Programme be approved.
- b) That Homes and Neighbourhoods work in partnership with Environment, Communities and Wealth Building and Fairer Together departments to:
  1. Develop a detailed three-year programme of estate improvements, up to the value of £10m, which will be informed by consultation and engagement with council tenants and residents, and elected members.
  2. Agree with elected members, via ward partnerships or similar mechanisms, on the option (s) should take priority in their wards across the programme
  3. Adopt an evidence led approach and prioritise estates according to need/where they have been highlighted including:
    - Overcrowding in communal areas/walkways
    - Playgrounds/MUGAs in disrepair
    - Inadequate recycling facilities
    - High proportion of bike ownership on estates where bike storage is lacking
    - Ensuring estates work for disabled residents
  4. Agree reporting and governance arrangements for the programme as set out in the report below.
  5. Estate Services in Homes and Neighbourhoods to work collaboratively across directorates and teams to focus on (i) developing and prioritising the programme (ii) coordinating the involvement residents in the programme (iii) overseeing the coordination and management of the programme, (iv) ensure that new capital assets are well maintained.
  6. Collaboration between Homes and Neighbourhoods and Fairer Together to develop a resident engagement plan to inform and work alongside the capital improvement programme. The plan will effectively engage residents so they can influence the decisions affecting their local estate/spaces.

Reasons for decision – to invest £10million to create ‘Thriving Neighbourhoods’ through an ambitious strategic capital investment programme of improvement works over a three-year period.

Other options considered – as detailed in the report, there are a range of options for investing in estates that will be developed further.

Conflicts of interest / dispensations granted – none

**896**      **COMMUNAL HEATING SCRUTINY REVIEW - REPORT OF THE HOUSING SCRUTINY COMMITTEE**

**RESOLVED:**

- a) That the report of the Housing Scrutiny Committee be received.
- b) That the Executive Member's response be reported to a future meeting of the Executive, including having due regard to any relevant implications of the Housing Scrutiny Committee's recommendations.

Reasons for decision – to receive the report of the scrutiny committee

Other options considered – none

Conflicts of interest / dispensations granted – none

**897**      **REINTEGRATION PROGRAMME OF PFI 2 SERVICES - FINAL REPORT OF THE HOUSING SCRUTINY COMMITTEE**

**RESOLVED:**

- a) That the report of the Housing Scrutiny Committee be received.
- b) That the Executive Member's response be reported to a future meeting of the Executive, including having due regard to any relevant implications of the Housing Scrutiny Committee's recommendations.

Reasons for decision – to receive the report of the scrutiny committee

Other options considered – none

Conflicts of interest / dispensations granted – none

**898**      **ADOPTION OF PARKS FOR HEALTH STRATEGY**

**RESOLVED:**

That the adoption of the new Parks for Health Strategy and supporting appendices be approved.

Reasons for decision – the Parks for Health Strategy is central to meeting our commitments to reduce health inequalities as well as improve health and wellbeing overall.

Other options considered – none

Conflicts of interest / dispensations granted – none

899 **SCRUTINY REVIEW OF THE NET ZERO CARBON PROGRAMME AND  
WORKING GROUP ON WASTE MANAGEMENT - FINAL REPORT OF THE  
ENVIRONMENT & REGENERATION SCRUTINY COMMITTEE**

**RESOLVED:**

- a) That the report of the Environment & Regeneration Scrutiny Committee be received.
- b) That the Executive Member's response be reported to a future meeting of the Executive, including having due regard to any relevant implications of the Scrutiny Committee's recommendations.

Reasons for decision – to receive the report of the scrutiny committee

Other options considered – none

Conflicts of interest / dispensations granted – none

900 **SUPPORT TO NEWLON HOUSING TRUST IN RESPECT OF THE  
PROPOSED REDEVELOPMENT OF NEW BARNBURY ESTATE - EXEMPT  
APPENDICES**

Noted.

MEETING CLOSED AT 7.15 pm