

MINUTES OF THE EXECUTIVE MEETING
Monday, 20th June 2005 at 6.00 pm

PRESENT: Councillor John (Chair), Councillor Coughlin (Vice-Chair) and Councillors Fox, Jones, Kagan, D Long, Lyon, R S Patel and Thomas.

An apology for absence was submitted on behalf of Councillor Beswick.

1. Declarations of Personal and Prejudicial Interests

Councillor Thomas declared a personal interest in the items relating to Church End and Elmwood House CPOs as a member of Fortunegate and Willow Housing Associations and Councillor Fox declared a personal interest as a member of Willow Housing Association.

2. Minutes of the Previous Meeting

RESOLVED:-

that the minutes of the previous meeting held on 23rd May 2005 be approved as an accurate record.

3. Order of Business

RESOLVED:

that the order of business be varied so as to allow the later consideration of the Education, Arts and Libraries reports.

4. Welcome

Members of the Executive were pleased to welcome Councillor John to the meeting following her recent accident.

5. Brent Council's Performance Plan 2005-06

Each year, the Council is required to publish its Best Value Performance Plan (BVPP) in accordance with government guidance and by the end of June. The 2005/06 plan was attached as an appendix to the report from the Director of Policy and Regeneration for consideration and agreement by the Executive. The 2005/06 BVPP would be Brent's sixth plan published in accordance with statute. It was noted that the style and content of the plan had changed this year in response to government guidance for Best Value authorities within the CPA category of Good. Additionally it was noted that some minor amendments may be made to Part 2 of the document prior to publishing on June 30th 2005, as outturn data continued to be received.

RESOLVED:-

- (i) that the format and content of the draft Best Value Performance Plan 2003/04 as presented at Appendix 1 of the report be agreed;

- (ii) that the 2004/05 performance plan be presented to full Council for agreement before the end of June 2005.

6. South Kilburn New Deal for Communities, Progress On The Non-Housing Issues

This report summarised the progress made to date on the non-housing elements of the South Kilburn New Deal for Communities programme. The report charted progress in the socio-economic indicators of the NDC area since the inception of the programme in 2001 and outlined the initiatives and projects that have been put in place through the NDC programme. It also highlighted the impact that these programmes have had on the socio-economic profile of the NDC area, drawing out examples of good practice, identifying areas of weakness within the programme and setting out proposals for the Council to support the NDC to rectify these.

Councillor RS Patel (Lead Member, Regeneration and Economic Development) emphasised the importance of non-housing issues to complete the regeneration package. The Director of Policy and Regeneration added that the South Kilburn NDC concurred with the proposals and were working with the Council to address issues. Representatives of the NDC were present at the meeting and Jack Davies (Chief Executive, South Kilburn NDC) stressed the need for a holistic approach involving all Council departments. Tanya Samuel (Chair and Resident Board Member) stated that there was a need for more partnership working to address areas of neglect. Councillor Coughlin added that monitoring would continue to take place through the performance indicators reported to Council.

RESOLVED:-

- (i) that the contents of the report, including the relative changes in the socio-economic profile of South Kilburn since the introduction of the NDC programme in 2001 be noted;
- (ii) that the progress made by the South Kilburn NDC, including a number of key achievements as set out in Section 5 of the report be noted;
- (iii) that the progress to date on the non-housing community facilities, sufficient to enable market testing within the delivery vehicle process be noted;
- (iv) that it be noted the tender documentation for the Delivery Vehicle makes clear the need to deliver a range of community facilities, broadly in line with (but not necessarily the same as) the schedule at para 6.16 of the report and indicates the likely location for these;
- (v) that an agreed schedule of community facilities be developed between the NDC, the Council and the Delivery Vehicle over the next six months, detailing the likely future community provision based on the service needs of local residents and that a further

report be prepared for Executive accordingly which clarifies likely capital costs and intended sources of funding for each facility, the services to be delivered from each facility and the associated revenue implications;

- (vi) that subsequently the Council be fully engaged in the business planning process for each community facility and that the Executive be kept fully aware of the likely capital and revenue financial implications throughout the process;
- (vii) that the improvement plan for the income and employment theme as set out in para 7.2 of the report be endorsed;
- (viii) that the proposed approach to improving performance monitoring and management as set out in para 8.4 of the report be endorsed, and that the NDC be invited to provide quarterly performance information to the PRU and the LSP as part of the wider performance management of regeneration across the Borough;
- (ix) that it be noted that the report had been sent to the NDC who had been given an opportunity to comment.

7. Environment and Culture Service Development Plan 2005-2008

On 4th July 2005 the new department of Environment and Culture would be formed. This report sought approval for a new Strategic Summary to the Service Development Plan to reflect the wider responsibilities of the new department and to ensure that all services within the department have a clear sense of direction focused on the delivery of the Corporate Strategy.

RESOLVED:-

that the Strategic Summary to the Environment and Culture Service Development Plan 2005–2008 attached as Appendix 1 to the report be agreed.

8. Willesden Leisure Centre PFI – Update on Progress and Future Management of Project

Financial close on the Willesden PFI project was achieved on 8th March 2005. This report provided members with an update on progress with the construction phase. In addition the report outlines proposed management arrangements for this phase of the project.

Councillor Jones (Lead Member, Environment and Culture) outlined some of the issues that had been dealt with during the construction period and reasons for variations to the contract. A technical adviser would be visiting the site on a monthly basis.

RESOLVED:-

- (i) that the details at financial close of the project and for contingency arrangements during the construction phase be noted;
- (ii) that the progress made on the construction phase of the project be noted;
- (iii) that the management arrangements as set out in paragraph 3.14 and 3.15 of the report be agreed;
- (iv) that the Director of Environment be given delegated authority to agree to variations to the project during the construction phase up to a value of £50K per item and not to exceed a total value of £160K.

9. Local Development Framework – Statement of Community Involvement (Submission Version)

This report informed members of the outcome of the draft Statement of Community Involvement (SCI) consultation exercise and requested that the Executive recommend to Full Council that the revised version be submitted to the Secretary of State (SOS). The Lead Member, Councillor Jones, advised that there had been extensive consultation with area consultative forums, organisations and representations from various parties. There would be a further six weeks of public consultation with the final version being reported to Council in the Spring. She added that there was a potential need for additional staff in the future.

RESOLVED:-

- (i) that the representations received be noted and the responses given (attached as Appendix 1 to the report) be approved;
- (ii) that the revised Statement of Community Involvement (attached as Appendix 2 to the report) be recommended to Full Council and submitted to the Secretary of State and for independent examination;
- (iii) that further public consultation be undertaken on the revised Statement of Community Involvement following its submission to the Secretary of State.

10. Local Development Framework – Resubmission of Local Development Scheme

This report presented a revised Local Development Scheme (LDS) to be agreed for re-submission to the Government Office for London. The LDS was a detailed project plan showing the various documents which will comprise the Local Development Framework (LDF), and the timetable and procedures to be followed in producing them.

RESOLVED:-

- (i) that the revised Local Development Scheme be agreed for re-submission to the Government Office for London;
- (ii) that the Director of Planning be authorised to make changes to the LDS prior to submission, after informal consultation with GOL, which he considers would not have a significant effect upon service delivery and budget requirements.

11. Brent Reservoir / Welsh Harp Local Nature Reserve Declaration

The purpose of this report was to seek the Council's Declaration of the Local Nature Reserve at the Brent Reservoir / Welsh Harp. The Executive noted that there had been joint working with the London Borough of Barnet and that British Waterways were agreeable to the proposals. English Nature and the Welsh Harp JCC welcomed the initiative which was also in accordance with the Unitary Development Plan. It was hoped that the declaration would give access to future grant funding opportunities. Councillor Lyon welcomed the report and encouraged members to visit and enjoy the Reserve and wildlife.

RESOLVED:-

- (i) that the Council notes on 15th March 2005, Barnet Council declared part of the Welsh Harp and Brent Reservoir within the London Borough of Barnet as a Local Nature Reserve;
- (ii) that the Council in pursuance of the National Parks and Access to the Countryside Act 1949 declares the land containing 53 hectares or thereabouts situated in the London Borough of Brent and shown on the current Unitary Development Plan map as a Nature Reserve;
- (iii) that the Council executes all necessary declarations and all requisite notices are published to give effect to such declaration.

12. Anti Social Behaviour Act 2003 (New High Hedges Legislation)

This report sought agreement to a fee for dealing with complaints about high hedges under Part 8 of the Anti-social Behaviour Act 2003. This was a new duty placed on the Council. Councillor D Long drew attention to existing Council powers to trim back hedges that were over hanging pavements and causing a nuisance. The Director of Environment stated such problems should be identified through ward clean-ups and that StreetCare would write to owners or engage operatives to deal with problems.

RESOLVED:-

that a fee of £320 be agreed for processing complaints about high hedges made under Section 8 of the Anti-social Behaviour Act 2003.

13. **Church End Compulsory Purchase Order**

This report sought authorisation for the Council to exercise its statutory powers under the Town and Country Planning Act 1990 for the compulsory purchase of lands. The Lead Member (Housing and Customer Services) Councillor Thomas advised that the properties concerned were in the last phase of the development and delays would have cost implications. Negotiations were still taking place however any costs would be met by the housing association.

RESOLVED:-

- (i) that the progress made on the redevelopment of the Church End Resiform Estate be noted;
- (ii) that the making of a Compulsory Purchase Order (CPO) to acquire all of the land (or rights over that land) known as 94 Reade Walk London NW10 9EU, 82 Reade Walk London NW10 9EU and 26 Bishops Way London NW10 9EY and shown on the plan attached to the report at Appendix 1 (“the CPO Land”) under Section 226 of the Town and Country Planning Act 1990 be approved to facilitate the carrying out of development or redevelopment or improvement on or in relation to the Church End Resiform Estate Redevelopment (“the Scheme”);
- (iii) that the submission of the CPO, once made, to the Secretary of State for confirmation be authorised;
- (iv) that the making of general vesting declarations or service of Notices to Treat and Notices of Entry (as appropriate) be approved pursuant to the Compulsory Purchase (Vesting Declarations) Act 1981 and the Compulsory Purchase Act 1965 respectively should the CPO be confirmed if determined by the Director of Housing on the advice of the Borough Solicitor as necessary in order to implement the CPO.
- (v) that the acquisition (either pursuant to the CPO or voluntarily) of any or all the CPO lands by the council from their respective owners once the CPO has been confirmed, subject to all costs in connection therewith being paid by Fortunegate, be authorised;
- (vi) that the disposal of the CPO lands to Fortunegate for nil consideration once the Council has acquired the CPO lands and all costs in connection therewith having been paid by Fortunegate, be authorised.

14. **Teenage Pregnancy Strategy**

Heather Thomas, Scheme Director of Homestart Brent, addressed the meeting. Her organisation aimed to train parents to support families working with other local agencies. She expressed concern at the increasing number of pregnant teenagers living in the north of the borough

of which the Council may not be aware, particularly as many support services have traditionally been focused on wards in the south. Ms Thomas was also concerned for teenagers who were seen to be outside the system and not included in the usual statistics given that they were not in school. Some were from overseas having abandoned by parents/carers and were being looked after by other teenagers. She drew attention to the role of the voluntary sector and emphasised the need for consistency of statistics across sectors.

The local teenage pregnancy strategy had been re-developed and updated by the Brent Teenage Pregnancy Board following a strategic review of the current strategy and action plan for 2003-2006 and in light of the data for 2003 published by the Office for National Statistics (ONS). Councillor Lyon introduced the report stressing the importance the issue and noting that Brent's figures were high compared to the rest of London. The Government had set ambitious targets and he felt there was a need for policies to be evidence-based in order to be effective. Councillor Lyon considered key areas to be communication, a focus on clearer franker messages to young people which were capable of engaging them and also improved support. He accepted that the position in Brent North needed to be monitored also adding that the church and faith groups may also have a role to play. Councillor Fox (Lead Member, Adults, Health and Social Care) also contributed adding that there was a need for new initiatives that were regularly monitored and preventative, not reactive.

RESOLVED:-

- (i) that the Teenage Pregnancy and Parenthood Strategy for 2005 to 2010 as appended to the report from the Director of Education be approved;
- (ii) that support be given to the linking of the Teenage Pregnancy and Parenthood Strategy with local regeneration programmes to ensure prevention and support activities are targeted in "high risk" wards;
- (ii) that the following be endorsed:
 - the new priorities of a media and communications campaign (including the work with Area Forums, Religious Groups and voluntary organizations); improvements to education and active and improved support for teenage parents;
 - the new focus on monitoring and analysis of teenage conception rates.
 - the planned work to support parents in exercising their responsibilities for sex and relationships education.

15. **Youth Service OFSTED Inspection Action Plan 2006**

This report outlined the recommendations from OFSTED during the inspection of Brent Youth Service in December 2004. Councillor Lyon (Lead Member) accepted that while not uniformly bad, overall, the report was not good. An action plan was attached as Appendix 1 to the report, which detailed how each recommendation would be addressed. This

would be monitored quarterly. Additionally, Councillor Lyon advised that youth staff Brent would be attending practice training and a more outward looking approach would be encouraged with visits to other boroughs. Councillor Lyon reminded the Executive that the consideration of this report fulfilled the commitment made at the Full Council meeting in May were the matter had been raised as a non-executive member's item.

RESOLVED:

that Action Plan detailed in Appendix 1 to the report be noted.

16. Reorganisation of Wembley Manor Infants and Junior Schools

This report set out the findings of the public consultation process (informal stage) on the options for the future organisation of Wembley Manor Infant (with a Nursery) and Wembley Manor Junior schools. The questions were should the schools be expanded and / or should the schools be amalgamated. This report requested the Executive's approval to proceed with the proposal to publish statutory notices under section 28(1) and 29(1) of the School Standards and Framework Act 1998: to amalgamate the Infant and Junior schools as one 4 Form Entry (4FE) primary school by: discontinuing Wembley Manor 3FE Infant and 3FE Junior schools with effect from 31 August 2006; establishing a new primary school with effect from September 2006, initially with a capacity of 3FE (with nursery) on the same site, expanding to 4FE (with nursery) in January 2008 in new buildings on the same site.

Councillor Lyon in introducing the report, welcomed Mr Hoffman a member of Wembley Manor Junior School Governing Body to the meeting. Councillor Lyon referred to the poor condition of the school buildings and the extra demand for school places. Should the expansion proceed there would be a large number of pupils on one site and of concern would be how this would be best managed. Councillor Lyon added that it was vital for the right decision to be taken and for all concerned to be on board. The Director of Education, Arts and Libraries stated that the report sought to respond to concerns raised and referred to the Council's experience in amalgamating three form entry schools both of which had since raised standards. Site visits were to four form entry amalgamations would take place. Councillor Fox (Lead Member, Adults, Health and Social Care) was pleased at the significant funding that would be available to build a new school and Councillor John felt sure that once the proposals were clear the benefits would be apparent.

The report not having been circulated the requisite five days before the meeting was certified by the Chair as urgent as the informal consultation period for future the organisation of the schools only ended on Friday 3rd June 2005. The time table was devised so that the publication of the statutory notice (which starts the formal consultation) would be issued by the week commencing 27th June at the latest, so that formal consultation would not take place during the school summer holiday ie July and August. It was not possible to produce the report until the end of the informal

consultation period so that a detailed analysis of the results could be included.

RESOLVED:-

- (i) that the outcome of the informal consultation referred to in paragraphs 3.14 – 3.20 of this report be noted;
- (ii) that the Director of Education, Arts and Libraries be authorised to publish notices required under sections 28(1) and 29(1) of the School Standards and Framework Act 1998, for the proposal to
 - discontinue Wembley Manor 3FE Infant and 3FE Junior schools with effect from 31 August 2006;
 - establish a new primary school with effect from September 2006, initially with a capacity of 3FE (with nursery) on the same site, expanding to 4FE (with nursery) in January 2008 in new buildings on the same site.
- (iii) that the Director of Education, Arts and Libraries be authorised to determine these proposals on behalf of the Council, if either there are no valid statutory objections to the Council's proposals or if the valid statutory objections have been resolved within 6 weeks of the publication of the proposals; alternatively, should there be any objection, submit them for a decision by the School Organisation Committee (SOC), as the body with statutory powers to determine these changes.

17. Authority to extend the Lifetime Careers and Voluntary Sector Contracts relating to the Connexions Service

This report sought approval for the extension of the Council's contracts for the provision of Connexions services with: (a) Lifetime Careers for the period 1st August 2005 to 31st July 2006; and (b) 3 community/voluntary sector organisations (namely Brent Centre for Young People, Kilburn Youth Centre and Oxford Kilburn Club) for the period 1st August 2005 to 31st March 2006.

RESOLVED:-

- (i) that officers be authorised to extend the Council's contract with Lifetime Careers for the provision of Connexions services dated 12th November 2004 ("Lifetime Contract") from 1st August 2005 to 31st July 2006;
- (ii) that the Director of Education, Arts & Libraries be given delegated authority to agree amendments to the Lifetime Contract to address the issues set out in paragraphs 3.16 and 3.17 of the report in consultation with the Borough Solicitor;
- (iii) that officers be authorised extend the Council's contracts with Brent Centre for Young People, Kilburn Youth Centre and Oxford Kilburn

Club dated 1st April 2004 (which were novated from Connexions Partnership London West Limited to the Council on 11th November 2004) for the provision of Connexions services (“Three Voluntary Sector Contracts”) from 1st August 2005 to 31st March 2006 on the same terms and conditions as the current Three Voluntary Sector Contracts at the increased contract price stated in paragraph 4.4 of the report.

18. Exclusion of Press and Public

RESOLVED:-

that the press and public be now excluded from the meeting as the following report is not for publication as it contains the following categories of exempt information as specified in Schedule 12A of the Local Government Act 1972:

Information relating to any particular occupier or former occupier of, or applicant for, accommodation provided by or at the expense of the authority.

19. Elmwood House Redevelopment

This report concerned the redevelopment of Elmwood House, Kensal Green.

RESOLVED:-

- (i) that the attempts made to contact the occupiers and the results of the consultation exercise be noted;
- (ii) that the background to the consultation be noted: the Council’s contractual obligations to Willow Housing, arising from agreements entered into at the time of the transfer of the council’s sheltered housing stock;
- (iii) that the Council’s agreement to the redevelopment of Elmwood House as specified in the report be re-affirmed;
- (iv) that agreement be given to transfer the flats to Willow Housing Association (or their nominee);
- (v) that the Director of Housing be authorised, on the advice of the Borough Solicitor, to seek the Secretary of State’s approval for a scheme for the disposal and redevelopment of the flats, and on receipt of such approval to commence proceedings (if necessary) as specified in the report;
- (vi) that approval be given to the making of a Compulsory Purchase Order (CPO) to acquire 176 Harlesden Road which for identification purposes is shown on the plan attached to this report at Appendix 1 (“the CPO Land”) under Section 226 of the Town and Country

Planning Act 1990, to facilitate the carrying out of development or redevelopment or improvement on or in relation to the housing scheme (“the Scheme”)

- (vii) that approval be given to the submission of the CPO, once made, to the Secretary of State for confirmation;
- (viii) that approval be given to the making of a general vesting declaration or service of Notice to Treat and Notice of Entry (as appropriate) pursuant to the Compulsory Purchase (Vesting Declarations) Act 1981 and the Compulsory Purchase Act 1965 respectively, should the CPO be confirmed, if determined by the Director of Housing on the advice of the Borough Solicitor, as necessary in order to implement the CPO;
- (ix) that authorisation be given to the acquisition (either pursuant to the CPO or Voluntarily) of the CPO Land by the Council from its owner once the CPO has been confirmed, subject to all costs in connection therewith being paid by Willow HA.

The meeting ended at 6.58 pm

A JOHN
Chair

Mins0506/Executive/exec20jnk