

**Meeting of the Executive
Monday 18th June 2007 at 7.00 pm**

PRESENT: Councillor Lorber (Chair), Councillor Blackman (Vice Chair) and Councillors Allie, D Brown, Matthews, O'Sullivan Van Colle and Wharton.

Councillors Hashmi, Hirani, Mistry, Powney and Sneddon also attended the meeting.

Apologies for absence were submitted on behalf of Councillors Clues and Colwill.

1. Declarations of personal and prejudicial interests

None.

2. Minutes of previous meeting

RESOLVED:

that the minutes of the previous meeting held on 29th May 2007 be approved as an accurate record.

3. Petition - Former Willesden Social Club and adjacent toilets, Rucklidge Avenue, Harlesden

The Executive received a petition requesting that the derelict buildings at the corner of Rucklidge Avenue and Park Parade be acquired by the Council in order to bring the site into more productive use.

Councillor Powney, (ward councillor), presented the petition on behalf of residents and referred to the poor condition of the property which had become infested by vermin, used by drug dealers and was a fire risk. He felt that the site could be used for much needed housing. Councillor Powney urged the Executive to either ensure the owner developed the property or alternatively, that the Council compulsorily purchases the site and builds housing in partnership with a developer or registered social landlord.

4. Former Willesden Social Club and adjacent toilets, Rucklidge Avenue, Harlesden

Councillor Van Colle (Lead Member, Environment, Planning and Culture) introduced the report and referred members to the recommendations of the Forward Plan Select Committee in connection with this matter, which had been circulated. In response to the petition presented earlier in the meeting, he agreed that the current position was not acceptable and that the site should be developed. He expressed reservations over the Select Committee's recommendation regarding the compulsory purchase of the site and also the likelihood of the owner carrying out short term improvements.

The Director of Environment and Culture outlined the options available to the Council and powers under Section 215 of the Town and Country Planning Act 1990 to bring about improvement to the appearance of the

premises however, he accepted that such action was unlikely to meet residents' concerns in entirety given the poor state of the building. Members raised other questions regarding ownership and RESOLVED to give further consideration to the report at the end of the meeting, following a resolution to exclude the press and public.

5. **Carbon Management in Brent – Achieving the Target**

The report from the Director of Environment and Culture introduced the Carbon Management Strategy and Implementation Plan (CMS&IP). The CMS&IP detailed how the Council intended to reduce its carbon dioxide emissions by 20% by 2011 as committed to in the Corporate Strategy. In addition, support was sought from members in both ensuring the success of the plan and steering Brent's wider response to climate change through the set up of a Climate Change Task Group at member level. Councillor Van Colle (Lead Member, Environment, Planning and Culture) stated that the Overview and Scrutiny Committee would have a major role and that Brent would be at the forefront of implementation.

Members welcomed the proposals and hoped that the Task Group would be able to scope the project, with particular reference to schools, within three months and that the Overview and Scrutiny Committee receive regular progress reports given that they had responsibility for the implementation and delivery of the strategy.

RESOLVED:-

- (i) that approval be given to the Carbon Management Strategy and Implementation Plan (Appendix A to the report from the Director of Environment and Culture) and to note that the co-operation of schools is required;
- (ii) that the Overview and Scrutiny Committee be asked to set up a Climate Change Task Group as discussed in paragraph 3.5.5. of the Director's report;
- (iii) that an annual progress report be submitted;
- (iv) that the decisions taken by the Council's Corporate Management Team in February be noted 2007.

6. **Sub Regional Temporary to Permanent Housing Schemes**

This report described developments in the prospective Sub Regional Temporary to Permanent (TTP) Housing Scheme since the matter was last considered on 16th April 2007. The report requested approval of evaluation criteria and to invite tenders for the collaborative procurement of accommodation units for the Sub Regional TTP Housing scheme and the provision of management and maintenance services for the units as required by Contract Standing Orders 88 and 89.

The Director of Housing and Community Care was pleased to report that the Council, along with other boroughs, had been successful in a bid totalling £10m under the Government's Settled Homes Initiative (SHI). The Director referred to a supplementary report, circulated in advance of the meeting, which proposed amendments to the evaluation criteria and process originally outlined in para 3.4.1 of the report, in line with feedback from a meeting of the Sub Regional Temporary to Permanent Housing Scheme Project Board which had met on 6th June. The Director confirmed that there would be a report back following the receipt of the tenders. In response to a question from Councillor O'Sullivan on the expected rent levels, the Director stated that these were unlikely to be less than current private rentals.

RESOLVED:-

- (i) that the supplementary report from the Director of Housing and Community Care, circulated in advance of the meeting, be noted;
- (ii) that the tendering process being adopted by the Royal Borough of Kensington and Chelsea (RBKC) to procure the supply of units of accommodation for the Sub Regional TTP Housing scheme and management and maintenance services for those units as part of a collaborative procurement with other West London Authorities be noted;
- (iii) that approval be given to the pre-tender considerations and the criteria to be used to evaluate tenders as set out in the revised paragraph 3.4.1 detailed in the supplementary report from the Director of Housing and Community Care;
- (iv) that approval be given for the Royal Borough of Kensington and Chelsea to invite tenders and evaluate them in accordance with the approved evaluation criteria referred to in paragraph (iii) above.

7. Award of the contract for insurance of leasehold housing revenue properties

This report requested authority to award a contract for the insurance of leasehold housing revenue account properties as required under Standing Order 88. The report summarised the process undertaken in tendering the contract and following completion of the evaluation of the tenders, recommended to whom the contract should be awarded.

Councillor Blackman (Lead Member, Resources) reminded the Executive that the award of the contract to the successful tenderer would be subject to consultation with leaseholders. He pointed out that the previously agreed evaluation criteria had been amended and also that the increase in premiums, while attributable to increased costs, was unlikely to be welcomed by residents. The Director of Finance and Resources advised that the consultation process would indicate that the new premium was likely to still be less than residents could obtain individually, and that rises were

not uncommon across London. The Executive agreed that a short briefing note would assist ward councilors in responding to queries from residents.

RESOLVED:-

- (i) that subject to the evaluation criteria listed in paragraph 3.8 of the report from the Director of Housing and Community Care (subject to (ii) below) approval be given to the award the contract for the insurance of leasehold housing revenue properties to Aspen Insurance Holdings Ltd., to take effect from the 1st August 2007 for a period of 3 years with an option to extend the contract for up to a further 2 years;
- (ii) that it be noted that the contract cannot be entered into until the final process of statutory consultation with leaseholders has been undertaken, and that the contract will not be entered into unless the Director of Finance and Corporate Resources is satisfied that no concerns raised by leaseholders require the award decision to be reviewed by the Executive.

8. Authority to Tender Property Consultancy and Related Services

This report requested approval to invite tenders for Framework Agreements in respect of Property Consultancy and Related Services as required by Contract Standing Orders 88 and 89. The Lead Member, Councillor Blackman, stated that he looked forward to working with the London Borough of Hounslow and expressed a wish that other west London boroughs would also participate in the consultancy framework.

RESOLVED:-

- (i) that approval be given to the pre-tender considerations and the criteria to be used to evaluate tenders as set out in paragraph 3.13 of the report from the Director Finance and Corporate Resources;
- (ii) that officers invite tenders and evaluate them in accordance with the approved evaluation criteria referred to in paragraph (i) above;
- (iii) that the collaboration with London Borough of Hounslow for the procurement of the framework agreements in respect of property consultancy and related services as set out in the report be noted.

9. Items referred by the Forward Plan Select Committee

The Forward Plan Select Committee on 6th June considered the decisions of the Executive on 29th May 2007 in respect of the following reports:-

- (i) Charging System for Bulky Household Waste
- (ii) Former Willesden Social Club and adjacent Toilets, Rucklidge Ave, Harlesden.

and their recommendations were circulated in advance of the meeting. In respect of the Bulky Waste decision, the Select Committee had expressed concern at the proposals and recommended that the policy be abandoned.

Councillor Van Colle (Lead Member, Environment, Planning and Culture) responded by saying that the previous decision of the Executive should be reconfirmed, that it was a reasonable step for the Council to take and that a considerable amount of collection would still be at nil cost to the customer, including certain concession groups. Other members agreed that there was no evidence to prove that levying charges would result in an increase in fly-tipping as this had taken place when the service was free. The new arrangements would allow for the service to be publicised and it was again noted that collection of single fridges and freezers remained free.

The motion in the name of Councillor Van Colle not to accept the recommendations of the Forward Plan Select Committee was agreed.

The reference from the Select Committee regarding the Former Willesden Social Club and adjacent toilets, Rucklidge Avenue, was considered as part of the discussion on the petition and report considered elsewhere in the meeting (Clauses 3, 4 and 11 relate).

RESOLVED:-

that in respect of the Charging System for Bulky Household Waste, this Executive disagrees with the recommendations from the Forward Plan Select Committee and reconfirms its decision at the Executive on 29th May 2007.

9. **Any other urgent business – Best Value Performance Plan**

The Director of Policy and Regeneration advised the Executive that in accordance with legal advice the Best Value Performance Plan had been put before the Executive for approval and onward submission to the Full Council. The Plan outlined performance data against a set of national indicators for the 2006/07 financial year, however, following a change in central Government advice, it was now a tool for considering retrospective performance rather than a document for public use. Additional information was also awaited from central government to finally complete the document and it was noted that a revised Plan would be circulated in advance of the Full Council meeting scheduled for 25th June.

The Chair certified the report as urgent as it had not been included in the Forward Plan of Key Decisions, neither was it circulated 5 days in advance of the meeting. The report was urgent as the Council was legally required to have the plan signed off 30th June 2007 and legal advice had been received that the process needed to go through the Executive first and then on to Full Council on 25th June 2007.

RESOLVED:-

that the Council's performance against key national performance indicators as set out in the plan be noted and the report referred to Full Council for agreement.

10. **Exclusion of Press and Public**

RESOLVED:-

that the press and public be now excluded from the meeting as the following item contains the following category of information exempt from the provisions of Schedule 12 of the Local Government (Access to Information Act) 1972:

“Information relating to the financial or business affairs of any particular person (including the authority holding that information).”

11. **Former Willesden Social Club and adjacent Toilets, Rucklidge Avenue, Harlesden (cont'd)**

The Executive had earlier in the meeting received a petition presented by councillor powney (ward councillor) expressing residents' concern at the condition of the former social club on Rucklidge Avenue and also had given some consideration to the report from the Director of Environment and Culture. Members now considered an appendix to the report which was not for publication as it contained a category of information exempt from the provisions of Schedule 12 of the Local Government (Access to Information Act) 1972 namely:

“Information relating to the financial or business affairs of any particular person (including the authority holding that information).”

The Director of Environment and Culture outlined the options open to the Council and the Director of Finance and Corporate Resources set out the background to the disposal of the property.

Councillor Van Colle proposed a motion that took into account discussion at the meeting and the concerns expressed by the Forward Plan Select Committee on 6th June 2007, which was agreed. It was also agreed that there be a verbal update to the September meeting of the Executive.

RESOLVED:-

- (i) that the recommendations made by the Forward Plan Select Committee on 6th June be noted;
- (ii) that, as recommended by the Forward Plan Select Committee, Registered Social Landlords (RSLs) and other developers be

contacted to ascertain interest in a housing development on the Willesden Social Club site;

- (iii) that the action that the Council have taken to remedy the poor appearance of the building be noted;
- (iv) that in order to bring the site back into beneficial use in the longer term:
 - (a) the impact of the Section 215 Notice be monitored to see if the notice is complied with and the buildings are repaired and brought back into use;
 - (b) that a further report be brought back to the Executive regarding use by the Council of its Compulsory Purchase powers to facilitate the redevelopment of the site if the actions set out in (i) above fail to achieve a successful outcome.

The meeting ended at 8.05 pm

P LORBER
Chair