

MINUTES OF THE EXECUTIVE MEETING
Monday, 16th June 2008 at 7.00 pm

PRESENT: Councillor Lorber (Chair), Councillor Blackman (Vice Chair), and Councillors Allie, D Brown, Colwill, Detre, Matthews, Sneddon, Van Colle and Wharton.

Councillor CJ Patel also attended the meeting.

1. Declarations of Personal and Prejudicial Interests

Councillors Blackman, Colwill and Lorber declared personal interests in the item relating to the Civic Centre Project having accepted hospitality from Quintain Estates.

2. Minutes of the Previous Meeting

RESOLVED:-

that the minutes of the previous meeting held on 27th May be approved as an accurate record.

3. Barham Park Redevelopment - petition

A petition had been received from residents against proposals for the redevelopment of the estate. Theresa Mack¹ (Secretary) and Alan Poutney (Chairman), on behalf of Barham Park Residents' Association presented the petition in which residents had indicated that they did not wish Notting Hill Housing Trust to have any further involvement in the development of the estate but to remain instead as Council tenants. Ms Mack stated that it was felt that they had in the past received misleading information and no longer had any trust in NHHT. They also felt that the information on funding was inconsistent and that the offer of a rent guarantee for five years was insufficient. Ms Mack challenged the validity of a subsequent survey conducted by the Council in April 2008, the findings of which contradicted that of the Residents' Association, and which she felt was misleading, offering to re-survey residents. She added that the current renovation work was long overdue and should continue.

Councillor Wharton (Ward Councillor) responded to the petitioners accepting that for a period of time NHHT did not have access to the required funding and also that the situation could have been better handled. However, the Council did not have the money to upgrade the estate. There only alternative possibility was gap funding from English Partnerships which was being explored but which was by no means guaranteed. The Council would go back to residents once it was known what funding would be available. Councillor Wharton agreed that, in the meantime, maintenance work should continue given that building works would be phased over a period of time and decanting would be necessary.

¹ As amended at the 14th July 2008 meeting

RESOLVED:-

that the petition be noted.

4. **Barham Park Redevelopment**

The report from the Director of Housing and Community Care updated members on the Barham Park Estate redevelopment. It also enabled members to consider the petition given to the Council in November 2007 by Barham Park Residents' Association. Councillor Allie (Lead Member, Housing and Customer Care) introduced the report, referring to the discussion that taken place earlier in the evening over the submission by representatives from the Residents Association. He reiterated that key to the matter was the outcome of the application for gap funding and that in the meantime, the petition should be noted.

The Director of Housing and Community Care, Martin Cheeseman, pointed out that an additional option of redevelopment by the Council via Brent Housing Partnership was not feasible and the only way forward was development with funding that was made available to housing associations or private developers. He would report back in October should other options become available. The Director confirmed that former Council tenants around the borough, who had transferred to housing associations, had been granted assured tenure which was very similar to secured tenancy. Where residents transferred following the outcome of a ballot, written guarantees would be given on rent levels. Additionally, social housing rent equalisation requirements would mean that there would be little difference between Council and housing association rent levels. He confirmed that the decision on the future management of Barham Park Estate would be by majority ballot. The Director also advised caution on the treatment of both the Residents' Association and the Council's survey which, he felt should be viewed as tests of public opinion based on the evidence available at the time. Proper consultation would only start once the final funding position was known. Martin Cheeseman stated that the properties now being 30 years old, could not be upgraded and rebuild was the only option.

Councillor Lorber (Leader of the Council, Ward Councillor) referred to other former council estates that had been rebuilt, in partnership with housing associations who became the new landlord. He put that Barham was the only remaining resiform estate in the Borough and as such was being left behind. He felt that residents did not fully appreciate that there would real little difference between Council and housing association tenancy. He suggested that the Residents' Association could, if they so wished, approach Central Government for funding to be given to the Council however he doubted that they would be successful. In the meantime, he supported the recommendations in the report from the Director of Housing and Community Care, adding that different opinions expressed following the Council survey should be recognised. Councillor Blackman queried if the 24.5% of residents said to wish to remain with the Council had actually

specifically expressed this view or was view deduced from their replies. The Executive noted that the Forward Plan Select Committee had also considered this matter on 23rd April 2008 and made recommendations which were before the meeting.

RESOLVED:-

- (i) that the petition put forward by residents be noted;
- (ii) that it be noted that only 24.5% have expressed their desire to remain tenants of the Council from the needs survey undertaken by Council officers but that it also be noted that different opinions to this finding exist;
- (iii) that it be noted that the English Partnership gap funding pot represents the only opportunity to take forward a viable proposal to meet the decent homes target for Barham Park;
- (iv) that it be noted that removal of Notting Hill Housing (and Countryside) at this stage would jeopardise the Council meeting the decent homes target;
- (v) that it be noted that a further report will be submitted by October/November 2008.

5. Reference from the Forward Plan Select Committee – Barham Park Estate Redevelopment Options

The Executive having heard from Barham Park Residents on the redevelopment of the estate and considered the report from the Director of Housing and Community Care, then turned to the recommendations from the Forward Plan Select Committee which had considered a briefing note on this issue on 23rd April 2008. The Lead Member (Housing and Customer Care) pointed out that he had not been able to attend the Select Committee meeting but had submitted apologies for absence. The Executive noted that the Chair of the Select Committee was not present this evening to present the Committee's findings and noted also that officers would submit a further report to the Select Committee. The Executive countered the Select Committee's suggestion that there should be a contingency plan in place given there were no alternative funding sources.

RESOLVED:-

that the reference from the Forward Plan Select Committee be noted.

6. Park Royal Opportunity Area Planning Framework Public Consultation Draft

The GLA had published the Park Royal Opportunity Area Planning Framework (OAPF) for Park Royal. It was a non-statutory planning

document that addressed the land use pressures facing the estate while exploiting its capacity for employment growth. It was prepared by partnership working between members of the Park Royal Partnership, including Brent Officers. The Lead Member (Environment and Culture) in introducing the report, provided an update to the Twyford Tip issue. He advised that the High Court had ruled against the Council in the recent legal challenge which meant that Asian Sky could now continue the development of the site. The Council would take a view on any future planning application submitted.

RESOLVED:-

that the comments on the OAPF as set out in the 'Comments to the Mayor' sections of the report from the Director of Environment and Culture be agreed, subject to an update on the Twyford Tip, and that officers send these to the Mayor of London.

7. Authority to award contract for the procurement of catering services for Kingsbury High School

The report requested authority to award a contract for the provision of catering services for Kingsbury High School, as required by Contract Standing Order No 88. The report from the Director of Children and Families summarised the process undertaken in tendering the contract and, following the completion of the evaluation of the tenders, recommended to whom the contract should be awarded. In introducing both items on catering contracts before the meeting, the Lead Member (Children and Families) assured that hygiene standards would be reviewed.

RESOLVED:-

that a three year catering services contract be awarded, with an option to extend the initial contract period by any number of periods up to a further two years in aggregate, to ISS Mediclean Limited (trading as ISS Caterhouse Limited) to commence on 4th August 2008.

Councillor Wharton declared a personal interest in this item having children who attended the school.

8. Authority to award contract for the procurement of catering services for Claremont High School

The report requested authority to award a contract for the provision of catering services for Claremont High School, as required by Contract Standing Order No 88. The report summarised the process undertaken in tendering the contract and, following the completion of the evaluation of the tenders, recommended to whom the contract should be awarded.

RESOLVED:-

that a three year catering services contract be awarded, with an option to extend the initial contract period by any number of periods up to a further two years in aggregate, to ISS Mediclean Ltd (trading as ISS Caterhouse Limited), to commence on 4th August 2008.

9. **Civic Centre Project – approval of procurement option to design and build and Acquisition of Freehold**

Following a detailed report in March 2008 members approved the procurement and delivery of a new Civic Centre for Brent. In May, the Executive agreed, in principle, to acquire a site in the Wembley regeneration area for the purposes of constructing a new Civic Centre. The report from the Chief Executive set out the available procurement routes for the delivery of the new Civic Centre, described the methodology behind officers' internal evaluation, with expert advice, of those options and recommended an option for approval. The report also asked members to give their approval to acquire the freehold interest in the site as well as the leasehold interest at no additional cost.

Councillor Lorber (Lead Member, Corporate Strategy and Policy Co-ordination) expressed support for the design and build procurement route having evaluated the alternative procurement options. He encouraged members to keep in contact with officers so they could be assured that the project was on track and reminded of the key objectives of value for money and environmental sustainability. On behalf of the Executive, Councillor Lorber thanked officers their continued work on this project.

RESOLVED:-

- (i) that approval be given to the Design and Build procurement route, as described in paragraphs 4.3 to 4.3.9 of the report from the Chief Executive, as the route to deliver the new Civic Centre;
- (ii) that it be noted that a further report would be submitted in July for approval of the strategy for implementation of this chosen procurement route, including procurement of a design team and a building contractor to deliver the new Civic Centre;
- (iii) that agreement be given to acquire the freehold interest in the agreed site as well as the leasehold interest.

Councillors Lorber, Blackman and Colwill declared personal interests having received hospitality from Quintain Estates

10. **Authority to tender contract for insurance for Public Liability and Property Insurance**

This report provided members with an update on the case of *Risk Management Partners Ltd v London Borough of Brent* concerning participation in the London Authorities Mutual Ltd (LAML). It then explained the need for new Insurance arrangements for public liability and property, post 1st October 2008 and requested approval to invite tenders in respect of Insurance Services as required by Contract Standing Orders 88 and 89.

RESOLVED:-

- (i) that the two judgments given in the case of *Risk Management Partners v London Borough of Brent* and the need for new insurance arrangements from 1st October 2008 be noted;
- (ii) that approval be given to the pre-tender considerations and the criteria to be used to evaluate tenders for public liability and property insurance as set out in paragraph 5.1 of the report from the Director of Finance and Corporate Resources;
- (iii) that approval be given to the invite of tenders for public liability and property insurance and their evaluation in accordance with the approved evaluation criteria referred to in (ii) above;
- (iv) that the actions of officers in relation to the procurement of motor insurance from 1st April 2008, and endorse the decision to award a motor insurance contract for one year until 31 March 2009 to Zurich Municipal without following a tender process, for the reasons set out in paragraph 4.2 of the report, be noted.

11. **Brent Local Area Agreement 2008 to 2011**

The Director of Policy and Regeneration circulated at the meeting a supplementary report which clarified the decision the Executive was being asked to take, namely to formally agree the final selection of local priorities and targets for inclusion in the Local Area Agreement 2008 – 2011. The 35 priorities have been the subject of extensive consultation with partners, Members, service users and the voluntary sector over the past 8 months. The Local Strategic Partnership (LSP) who were responsible for the LAA have endorsed the selection and the document had been signed off on their behalf by Councillor Lorber, Leader of the Council and Chair of the LSP. The selection of LAA priorities has been shaped by detailed consideration of the future social, economic and demographic needs of the local area through the development of an evidence base for the borough.

Councillor Lorber (Lead Member, Corporate Strategy and Policy Co-ordination) referred to the lengthy negotiations that have taken place with partners and the Government Office for London, particularly over some of the indicators, some of which were very steep and would be challenging.

On recycling, Councillor Van Colle made reference to the 40% target the financial implications of which would have to be built into the budget. The Executive were advised that discussions on a further 12 targets would be taking place throughout the coming year and then put before members for final agreement. The Executive noted the links to the Administration's priorities indicated at the meeting and the Director of Policy and Regeneration's offer to provide further detailed information on request. The Director also undertook to make the minor alterations referred to at the meeting, prior to the document's wider circulation.

RESOLVED:-

- (i) that the package of improvement priorities for inclusion within the Local Area Agreement 2008-2011 for Brent be agreed;
- (ii) that it be noted that quarterly performance up-dates on the progress made on delivering LAA priorities would be submitted.

The meeting ended at 8.21 pm.

P LORBER
Chair