

Briefing Note

The Forward Plan Select Committee

14th April 2004

Cor 02/03/46

Youth & Community Centres Review – Update

Time Frame for Decision making process

Report being taken to the meeting of the Executive in July 2004. The report has been deferred from an earlier meeting due to difficulties incurred in reaching agreement with some of the centre's occupants which has delayed the resolution of key issues.

Why Decision necessary and what prompted it

The report on the Review of Non-Brent Managed Youth & Community Centres which went to the Special Meeting of the Executive on 18 August 2003 left a number of actions outstanding or incomplete with a need for a report back when further progress had been made. The new report will update Members on progress made with these Centres, which will include:

28 High Street

Formerly let to Mahogany Arts Ltd by way of a 99 year lease. The tenant put itself into liquidation after losing a court case and the current occupiers have no formal tenancy on the property. The new report will advise on the state of negotiations with the occupiers over a new lease.

The Pakistan Centre

The Centre was erected in 1981 but the legal work surrounding the Pakistan Workers Association's occupation, ownership and tenure was not properly dealt with at the time. As per Mahogany Arts, the new report will update Members on where the two parties stand and officers' attempts to resolve the ownership issues.

Learie Constantine Centre

Officers were instructed to recover the debt owed by the group in occupation. A repayment plan has been agreed and the report will give details of the plan. To date, monthly instalments under the plan are being paid.

The Gladstone Centre

Members will recall the Executive agreed Option 1 in the report of August 2003 – to explore the Freeman Trust / Barnados option and report back. Negotiations are ongoing with the Messrs Freemans and Barnados over the proposal for a new “Childrens Centre” to be built on the site of what is currently the Gladstone Y & C Centre. The Messrs. Freemans have agreed to increase their contribution to the project to a sum in excess of £ 1 Million to cover the construction costs plus fees. Architects preliminary designs have been presented and the provision of Y & C facilities in the new facility discussed. Structuring the property deal viz transfer of an interest in the site to Barnardos remains to be resolved – officers will update Members of the FPSC on the night.

Preston & The Mall Centre

The outstanding issue here concerns the future use of the centre’s outbuilding and to whom the outbuilding should be let. A survey of the outbuilding commissioned by the Wembley Rifle Club who had earlier expressed an interest in the outbuilding shows the structure to be in a very poor state of repair. Demolition might be the only sensible course of action. Officers will update the FPSC on the night, although the issue of future use and (re)allocation will not have been resolved by then.

Wembley Centre

Discussions with the consultants acting for the Governors of Copland Community School continue reference the inclusion of both the sites of the Wembley Y & C Centre and the neighbouring Dennis Jackson Centre in with the new school development and re-provision of Y & C facilities within the new development.

New Leases to be Granted

The report will update Members on progress made with signing up new leases and collateral grant agreements.

Nature of the decision to be taken/intended outcome

If agreement has been reached with occupants such as Mahogany Arts and the Pakistani Community Association, the Recommendation in the report will be to agree terms negotiated with these parties.

Similarly, deals structured over the Gladstone Centre, Preston & The Mall and the Wembley Centre will be presented to the Executive for approval.

The status of the new leases to those Centres being granted new 7 year leases will be reported for noting.

Steps being taken to expedite progress

Officers are aware that time is passing and as at the time of drafting this Briefing Note a number of actions still remain outstanding / to be resolved. To expedite progress, Corporate Property Services have now recruited an experienced property surveyor to work on the Y & C Centres Review so that the update report to the Executive in July 2004 will be more complete.