

## **Briefing Note**

### **The Forward Plan Select Committee**

**Wednesday, 30<sup>th</sup> June 2004**

**Cor - 04/05-65**

#### **Proposed Grant of a Lease on the former Nursery at Crouch Road NW10 to the Brent Primary Care Trust**

##### **Time Frame for Decision making process**

A report is being taken to the meeting of the Executive on 12 July 2004.

##### **Why Decision necessary and what prompted it**

The building at 32 Crouch Road was last let on lease to "The Almost Big School", a Day Nursery. The Day Nursery folded last year and the property returned to the Council, owners of the freehold. It is now proposed to re-let the property to the Brent Primary Care Trust (PCT) as a "Children's Centre" – the Government initiative being a follow-up to the Sure Start Programme.

The length of lease is to be 20 years, for which an Executive decision is needed. The rental has been set at £ 10,000 per annum exclusive. The PCT will add an extension to the existing building, which is quite small, to make it suitable for the intended purpose. A planning application has been submitted for the extension. The extension is likely to cost £ 100,000 and funding for this has been secured via the Neighbourhood Nursery Initiative (NNI).

The PCT is hoping to open the Centre in September 2004, which will be challenging target date.

##### **Nature of the decision to be taken / intended outcome**

To agree the terms of the lease to the PCT.

**Marcus Perry**  
**Head of Property Services**