

## **Briefing Note**

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

Wednesday, 28<sup>th</sup> July 2004

#### **Cor 03/04/46**

### **Youth & Community Centres Review – Update**

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

A report is being taken to the meeting of the Executive on 16 August 2004 – having been deferred from the July meeting.

#### **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, Harlesden, NW10**

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. A further meeting with Mahogany is scheduled for 29 July 2004.

#### **The Pakistan Centre, Willesden Green, NW2**

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. A further meeting with the trustees of PWA is scheduled for 27 July 2004 – officers will update the FPSC when it meets on 28 July 2004.

### **Learie Constantine Centre, Dudden Hill Lane, NW10**

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, Anson Road, NW2**

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 continue 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 fund the cost of constructing the new Centre provided that the Council grants a long lease on the site to Barnardos. Progress has been made with the structuring of the property deal with Barnardos – officers will update Members of the FPSC on the night. Consultation with existing users of the Gladstone Centre has commenced. More in depth consultation will take place with local interest groups later this summer.

Officers are exploring the opportunity to link this project with the Parks Service’s project to construct new changing rooms in a new building to the rear of the Centre. The architects for the two projects are now in touch with one another to see if an integrated building or complimentary buildings can be designed on the available footprints.

### **Preston & The Mall Centre, the Mall, Kenton, HA3**

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 earlier shows the structure to be in a very poor state of repair with asbestos present in parts of the structure. Demolition might be the only sensible course of action – if not now then in the near future. However, the existing Centre’s Management has repeated its wish for the outbuilding to remain under its control and for it to be included in the new lease. Subject to the Centre’s Management complying with health and safety and the CAWR (asbestos) Regulations, Officers will now recommend that the outbuilding be included in the new lease to the Centre’s management.

### **Wembley Centre, London Road, HA9**

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. The existing occupants of the Wembley Centre are aware that their use of the building is likely to be short term in duration. The consultants acting for the School’s Governors are hoping to progress the application for planning permission for the new school and enabling residential development (high rise flats) this autumn.

**New Leases to be Granted**

The report will update Members on progress made with signing up new leases and collateral grant agreements. Most have been issued and lawyers are close to completing the documents on a number of the Centres.

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

If / when agreement has been reached with Mahogany Arts and the Pakistani Community Association, the Executive will be invited 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.

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