

Briefing Note

Forward Plan Select Committee

Tuesday 28 September 2004.

Youth & Community Centres Review – Update (Cor 03/04/46)

Time Frame for Decision making process

A report is being taken to the meeting of the Executive on 11 October 2004 – having been deferred from the August 2004 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 and what further action is needed.

28 High Street, Harlesden, NW10

This will now be the subject of a separate report later this year as, strictly speaking, this property is not a youth & community centre but is used by a community business.

The Pakistan Centre, Willesden Green, NW2

This is a community centre but because the user group's legal rights to occupation remain mired in uncertainty and are still unresolved, this centre will now be the subject of a separate report later this year.

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 / Barnardos option and report back. This option involved the demolition of the existing community centre and the building on site of a new children's / family centre with facilities for community use. The cost of the construction would be paid for by the Trust and the site

would be leased to Barnardos who would provide services on site for the Council. Progress with the project has been slow due to difficulties in agreeing a property deal which meets all three parties' requirements and, latterly, a surprising level of ill feeling and objection to the project from existing community groups who do not want to be without a facility during the rebuilding programme. A verbal update will be given on the status of the project at the meeting of the FPSC.

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. 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 are now recommending 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

Decisions on Mahogany Arts, the Pakistani Community Association's Centre, the Gladstone Centre and the Wembley Centre will be deferred until separate reports are brought to the Executive later this year or early in 2005. The Executive will then be invited to agree terms negotiated with relevant parties.

In the October 2004 report the Executive will be invited to agree the repayment plan for the Learie Constantine Centre and agree to the outbuilding at Preston & The Mall Centre being included in the new 7 year lease. For the other Centres whose leases are being renewed for terms of 7

years, the Executive will be asked to note progress made towards completing the respective leases.

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