

Meeting of the Executive
Monday 9 October 2006 at 7.00 pm
LIST OF DECISIONS

PRESENT: Councillor Lorber (Chair), Councillor Blackman (Vice Chair), and Councillors Allie, D Brown, V Brown, Castle, Colwill, O'Sullivan and Wharton.

Councillors Ahmed, Arnold, Dunwell, Fernandes, Fox, Hashmi, Jones and Thomas also attended the meeting

Apologies for absence were given on behalf of Councillor Van Colle.

ITEM 1 Award of Domiciliary Care Services for Disabled Children and Young People

Summary:	This report requests authority to award the contract for the provision of domiciliary care services for disabled children and young people as required by Contracts Standing Order 88. This contract is for a period of 3 years, commencing on 4 December 2006, with an option to extend the contract for a further two-year period. This report summarises the process undertaken in tendering this contract and following the completion of evaluation of the tenders, recommends to whom the contract should be awarded.
Ward(s):	All
Decision Taken:	That the contract for domiciliary care services for disabled children and young people be awarded to Servicescale Limited (trading as Personnel and Care Bank) for a period of 3 years commencing on 4 December 2006 with an option to extend the contract for a further two-year period.

ITEM 2 The Amalgamation of Islamia Primary School and The Avenue School

Summary:	The governing bodies of Islamia Primary School and The Avenue School jointly with Brent Council are proposing to expand Islamia Primary School from one form of entry (1FE) to two forms of entry (2FE), to close The Avenue School and transfer its pupils to Islamia Primary School by the end of the current school term. This report outlines the reasons why this action is needed, summarises the outcome of the initial consultation and seeks approval to issue statutory notices for the formal consultation.
Ward(s):	All
Decision Taken:	(i) that approval be given to the issue the statutory notices on 19 October 2006 to start the formal consultation on the amalgamation of Islamia Primary School and The Avenue School; (ii) that approval be given to the reallocation of funds from The Avenue to Islamia as detailed in paragraph 4.2 of the report from the Director of Children and Families, subject to no objections from the Schools Forum.

ITEM 3**The Future of Dollis Hill House**

Summary:	This report provides members with an update on proposals to reinstate Dollis Hill House, Gladstone Park, as a community facility and on future options for the House.
Ward(s):	Dollis Hill/Dudden Hill/Mapesbury
Decision Taken:	<p>(i) That the following future options for Dollis Hill House, all of which are considered in more detail in paragraph 3. 7 be noted:</p> <p>(a) To redevelop Dollis Hill House and for the Council to contribute to costs, both capital and revenue.</p> <p>(b) To continue to wait for the Dollis Hill House Trust to finalise and submit a business plan.</p> <p>(c) To sell the site for commercial development.</p> <p>(d) To demolish the building, following the procedure laid out in the main body of the report.</p> <p>(ii) That it be noted that the Dollis Hill House Trust have written to the Leader of the Council asking Brent Council:- “that it pledges matched funding towards the capital costs” that it “provides full time officer with suitable expertise to work with the Trust”</p> <p>(iii) that officers, in relation to (i) above market openly the site for a period of three months to anyone (including any community based Trust) who can renovate the listed building and provide it with a viable future, in a manner which is likely to gain planning permission and protect the park setting, and to report back to the Executive before option (d) is considered.</p> <p>(iv) that in light of the detail outlined in paragraph 3.2, members instruct officers not to pursue option (i) (a) nor the request in (ii).</p>

ITEM 4**Local Development Framework – Core Strategy Preferred Options**

Summary:	This report presents a draft Core Strategy which is a key document of the new Local Development Framework (LDF). The Council is required to consult with the local community on its ‘Preferred Options’ for the Core Strategy. The preferred options for the Core Strategy have been drawn up after a round of public consultation in September/October 2005 and the options and the alternative options have been subject to Sustainability Appraisal. Executive is asked to agree the draft Core Strategy for public consultation commencing on October 30 th 2006.
Ward(s):	All
Decision Taken:	<p>(i) That the draft Core Strategy Preferred Options, be approved for public consultation between October 30th and 11th December 2006;</p> <p>(ii) that approval be given to the proposed changes to the timetable for LDF preparation for inclusion in a revised Local Development Scheme for submission to the Secretary of State;</p> <p>(iii) that decisions of the Planning Committee on 5th October 2006 be noted and approval given to the following changes being made to the Core Strategy Preferred Options agreed by that Committee:</p>

	<p>(a) Para 1.0.6:- add “general” before “conformity” in final sentence.</p> <p>(b) CP SS1, 3rd bullet point:- re-instate wording “with particular emphasis on the improvement of bus services” so that it reads ‘Alongside growth will be the improvement of transport nodes, mainly stations and bus/rail interchanges, improvement of travel corridors around and linking growth areas, with particular emphasis on the improvement of bus services, and improvement of walking and cycling.’</p> <p>(c) CP UD2, point c.:- delete “within Brent”</p> <p>(d) Para 9.1.26:- add “ and public transport” between “road” and “network” in final sentence.</p> <p>(e) CP TC1:- add “new” after “Major” and add “sequentially preferable” between “no” and “sites” in second sentence so that it reads “Major new retail or leisure development will only be permitted in other town centres or edge-of-centre locations if it can be demonstrated that no sequentially preferable sites are available in Wembley and the preferred location order set out in policies CP TC2 AND TC3 is followed.”</p> <p>(f) CP CF1:- add “the visual and performing arts, music and drama” after “opportunities for”</p> <p>(iv) that the following additional changes to the Core Strategy Preferred Options be also agreed:</p> <p>(a) CP SS5:- line 4 after “such as schools” add “or school provision”</p> <p>(b) Para 8.0.1 line 3:- after private car insert ”in a socially acceptable and friendly manner” and in the fourth line after “cycling” insert “, motor cycles (including scooters)”</p> <p>(c) Para 8.0.5 line 3:- delete ”reducing” insert ”managing”</p> <p>(d) Para 8.0.5 line 8:- delete “Consequently, parking standards will be related” and insert “Consideration will be given to relating”</p> <p>(d) Para 7.0.22 add to end: “Within Brent this could include, where appropriate, the option of 100% shared ownership development.</p> <p>2.3 that the Director of Planning be authorised to make non-material changes to the Core Strategy Preferred Options as necessary prior to publication for public consultation;</p> <p>2.4 that officers make representations to Central Government requesting that the entire costs of delivering the LDR should be 100% grant funded.</p>
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ITEM 5 Implementing the Contaminated Land Strategy

Summary:	<p>The Council has a statutory duty to inspect land in the Borough and identify potentially polluted land which could pose a risk to human health. 230 potentially contaminated sites have been identified as high priority sites requiring further investigation to determine the risk to health. Current resources will enable us to undertake 7 intrusive site investigations per annum. At this rate it will take approximately 30 years to complete investigation of all high priority sites. Additional resources are sought to accelerate this process which is measured through Performance Indicators and reflect in the CPA and ensure adequate financial provision is made for potential legal costs. The request for additional resources budget will be subject to approval</p>
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	during the 2007/08 budget process.
Ward(s):	All
Decision Taken:	(i) that the content of the background paper in Appendix 1 and detailed information in Appendix 2 of the report from the Director of Environment and Culture be noted; (ii) that the number of potentially contaminated sites identified as a high priority for further investigation be noted and that investigations be completed within a reasonable period of time to limit any risk to human health and provide reassurance to residents; (iii) that this work be progressed in line with option three in the report from the Director of Environment and Culture set out in para 4.6, namely investigating 25 sites per annum, subject to approval as part of the 2007/2008 budget process.

ITEM 6 Consideration of extension of contract for the supply of Revenues and IT support service

Summary:	The purpose of this report is to seek members' agreement for the future provision of the Revenues service and IT provision for Revenues and Benefits from May 2008, when the existing contract with Capita expires.
Ward(s):	All
Decision Taken:	(i) that approval be given to exercise the contractual provision to extend the existing Revenues and IT contract with Capita for 3 years from May 1 2008 to 30 April 2011 on the basis set out in Appendix 1, subject to satisfactory conclusion of contract negotiations; (ii) that subject to recommendation (i), above, delegated powers be given to the Director of Finance and Corporate Resources to finalise discussions with Capita through to and including contract extension award, subject to there being no significant increase in the proposed contract price submitted by Capita or significant variation to the proposed contract terms, conditions and arrangements.

ITEM 7 London Authorities Mutual Insurance and Procurement of Insurance Services

Summary:	This report describes the proposal to establish a "Mutual" insurance company controlled by, and run for the benefit of, participating London authorities. They would pool their risks and the costs of administration, whilst retaining the current levels of self-insurance. The Mutual will reinsure high-level risk and issue policies to its members annually. It will register with the Financial Services Authority as an insurance company and it will need to capitalise (by guarantees from member authorities) and appoint experienced non-executive directors as well as London Finance Directors to ensure it was run appropriately. The report asks for approval to explore further the option of joining the proposed Mutual. Officers will report back to the Executive once the options have been explored further and legal advice has been obtained. It also asks for approval for the carrying out of a tender process in parallel with examination of the Mutual, should the Mutual proposal not proceed or not be ready to issue insurance contracts by 1 st April 2007.
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Ward(s):	All
Decision Taken:	<p>(i) that approval be given in principle to participating in the Mutual but subject to receiving a further report back from officers once they have fully explored this option and once external legal advice is obtained;</p> <p>(ii) that it be noted that the proposal is that the Council would become a full member of the company and would agree to purchase Brent's corporate Property, Liability and Motor insurance requirements for a minimum period of one year through the Mutual with effect from 1st April 2007. In the event that the Mutual is unable to assume risk by that date the Council would obtain interim cover through the tendering process described below;</p> <p>(iii) that it be further noted that the proposal also is that the Council would participate in capitalising the company by way of a financial guarantee of no more than £1m;</p> <p>(iv) that approval be given to officers to the inviting of tenders for insurance services as an alternative to joining the London Authorities Mutual on the basis of the pre-tender considerations set out in sections 3 – 5 of the report from the Director of Finance and Corporate Resources and approval be also given to officers to evaluating tenders on the basis of the evaluation criteria set out in section 5 of the report.</p>

ITEM 8 Access of Older People to Sports and Leisure Facilities – Final report of Scrutiny Task Group (Adult Social Care Scrutiny Panel)

Summary:	This report presents the findings of the <i>Access of Older People to Sports and Leisure Facilities</i> Task Group to the Executive. It provides officer comments and information on the legal, financial and diversity implications of its recommendations. The recommendations from the task group report require implementation by the following units: Sports services, Community care, Brent Adult and Community Education Services.
Ward(s):	All
Decision Taken:	<p>(i) that the recommendations made in this review (listed on page1 of the task group report) be noted and the Task Group thanked for its work;</p> <p>(ii) that the relevant service areas monitor progress in relation to the task group recommendations and to report back to the Council's Overview & Scrutiny Committee as appropriate.</p>

ITEM 9 Community Access to Schools

Summary:	This report outlines the work, findings and recommendations of the Overview task group's investigation into community access to schools. The task group membership comprised of Cllr Arnold (chair), Cllr Kabir, Cllr Galdbaum, Cllr Wharton and Mr Lorenzato (Education co-optee). The group met on six occasions between September 2005 and February 2006 and their final report was agreed by the Overview Committee on 23rd March 2006.
Ward(s):	All

Decision Taken:	<p>(i) that the recommendations made in this review be noted the Task Group thanked for their work;</p> <p>(ii) that officers bring a separate report to the Executive detailing progress on and outcomes of the Extended Schools project;</p> <p>(iii) that officers report back on progress towards ensuring that school buildings are available for public use the report to include sample information of funds allocated and associated provision costs.</p>

ITEM 10 Stonebridge Housing Action Trust – Tenants’ Choice of Successor Landlord

Summary:	<p>This report concerns the right of Stonebridge tenants to choose between the council and Hillside Housing Trust as their future landlord, when Stonebridge HAT is wound up in 2007; and seeks members’ agreement to the terms of the council’s offer to Stonebridge tenants.</p>
Ward(s):	<p>All</p>
Decision Taken:	<p>(i) that the statutory right of Stonebridge Housing Action Trust (HAT) tenants to choose between the council and Hillside Housing Trust (Hillside) or the council and Willow Housing and Care (Willow) in the case of Newcroft House, as their successor landlord when the HAT is wound up in 2007, be noted;</p> <p>(ii) that it be noted that there will be a form of ballot in November for the tenants of Newcroft in January/February 2007 and for the bulk of Stonebridge tenants in May 2007 to enable tenants to make that choice; and that there is a need for the council to inform the tenants in writing (the ‘offer’) of the terms under which they would return to the council;</p> <p>(iii) that it be noted that the council has entered into a ‘PFI style’ management contract for Hillside to manage any properties which may return to the council; that this impacts on the terms of the offer the council may make; and that tenants should be informed of this fact.</p> <p>(iv) that approval be given to the terms and conditions under which Stonebridge tenants may choose to return to the council being, as far as possible, the same as for all other council tenants in the borough; and that, if for legal reasons it proves necessary, immediately on succession the council will begin the processes required to move tenants from the form of tenancy terms and conditions inherited from the HAT to the council’s current terms and conditions;</p> <p>(v) that tenants returning to the council pay the target rent for their new homes as soon as possible; that officers review the financial impact of any tenants transferring to the council subject to the HAT’s rent phasing scheme, where this brings the rent charged below the management fee due to Hillside, with a view to minimising any possible deficit; that officers to take all possible steps including setting up advice surgeries to give information to affected tenants on available benefits; and that tenants be made aware of these matters in the offer document;</p> <p>(vi) that, as an exception to the approach at (iv) above, if tenants of Newcroft return to the council they be offered rent phasing, as this can be financed from the projected surplus arising in the event of</p>

	<p>these tenants transferring to the council;</p> <p>(vii) that it be agreed that the council's normal policy with respect to tenancy terms and conditions, including succession and assignment rights will apply to Stonebridge tenants;</p> <p>(viii) that the position in relation to Hillside's intended windfall payment be noted and it be agreed that the council will not make a similar offer;</p> <p>(ix) that the position in relation to Hillside's intended 'Homebuy' incentive be noted and agreed that the council will not make a similar offer;</p> <p>(x) that the position in respect of building defects in some new properties be noted and also the agreement by Hyde to honour the principle that the council transferred this risk with the PFI style contract and that therefore no costs will fall to the council;</p> <p>(xi) that, at this time, it be agreed not to offer to Hillside the 'trickle transfer' of council properties at Stonebridge, as they become vacant;</p> <p>(xii) that the position in relation to Newcroft House be noted and agreed that Willow Housing and Care will be the council's agent and provide management, maintenance and care services to elderly tenants, in the event that a majority of HAT secure tenants at Newcroft choose the council as their landlord;</p> <p>(xiii) that members delegate to the Director of Housing and Community Care the authority to agree the form of tenancy agreement to be offered to the tenants of Newcroft House, on condition that the agreement be substantially the same as that of other council tenants in the borough;</p> <p>(xiv) that delegated authority be given to the Director of Housing and Community Care to agree, on legal advice, the basis on which Willow will manage any Newcroft properties transferring to the council, if it does not simply novate on transfer of those properties;</p> <p>(xv) that delegated authority be given to the Director of Housing and Community Care to finalise and issue an offer document which commends Willow as a landlord to the tenants, but gives adequate information and a welcoming message to tenants who may wish to transfer to the council;</p> <p>(xvi) that approval be given in relation to Newcroft to 'trickle transfer' council properties to Willow, as tenancies terminate and the properties are vacated, as this is in line with the earlier transfer of council sheltered stock to Willow; and that members delegate to the Director of Housing and Community Care the authority to agree, on legal advice, the terms and conditions of those transfers;</p> <p>(xvii) that should the 27 HAT units in Newcroft House transfer to the council, officers should attempt to protect them from being lost from the housing stock through right to buy, by negotiating with Willow Housing an appropriate amendment to the lease.</p>
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ITEM 11**Temporary Accommodation Update**

Summary:	This report seeks members' approval for a change to the Locata banding scheme for households in temporary accommodation who accept a qualifying offer of private sector accommodation. This report provides members with an update on progress against the Government's target to halve the number of homeless households in temporary accommodation by 2010, including an update on trends in homelessness and current numbers in temporary accommodation.
Ward(s):	All
Decision Taken:	(i) that approval be given to the change to the Locata banding scheme for households in temporary accommodation who accept a qualifying offer of private sector accommodation, as detailed in paragraph 3.3.20 of the report from the Director of Housing and Community Care; (ii) that the update on progress against the temporary accommodation reduction targets be noted.

ITEM 12**Supporting People Contracts**

Summary:	This report asks the Executive to agree that a number of specific Supporting People contracts due to 'good operational and financial reasons' need not be let in accordance with the tendering requirements as ordinarily required by the Council's Contract Standing Orders.
Ward(s):	All
Decision Taken:	(i) that the following Supporting People services should not be tendered for good operational and financial reasons and that 3 year contracts be awarded to the existing providers following a full contract review: Willow Housing Association (sheltered housing services) (contract start date April 1 st 2007) ECHG Single homeless (hostel) (contract start date October 10 th 2006) ECHG mentally ill homeless hostel (contract start date October 10 th 2006); (ii) that the Hestia Housing and Care (Offenders) Supporting People service should not be tendered at the present time for good operational and financial reasons and that the contract with the existing provider is extended for 2 years from January 10 th 2007 to ensure stability of the service and enable the council to tender the services in the longer term; (iii) that the St Mungo's (Single Homeless Hostel) Supporting People service should not be tendered at the present time for good operational and financial reasons and that two year contract be awarded to the existing provider from October 10 th 2006 on the basis that it implements the recommendations of the full contract review of the previous provider; (iv) that the English Churches Floating Support Supporting People contract should be extended by 8 months from December 1 st 2006 to allow a review of future procurement to be concluded;

	<p>(v) that it be noted that the Supporting People team is currently developing, in consultation with providers and other stakeholders, a revised review procedure and a programme of strategic reviews of Supporting People services which will take place over a period of 3 years;</p> <p>(vi) that officers report back within the next 6 months regarding the future procurement strategy for Supporting people Contracts.</p>
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ITEM 12 Approval of the selection of Preferred Bidder for the Non HRA Housing and Social Care PFI Project

Summary:	This report describes developments in the prospective PFI scheme since the Executive last considered the item on 14th November 2005. It proposes that the Brent Co-Efficient Consortium be appointed as the preferred bidder for the scheme for the purpose of further detailed negotiations It also seeks agreement to exclude the care services from the specification for the PFI and to authorise the Director of Housing and Community Care to develop options for the future provision of care services, such options to be reported back to members in due course.
Ward(s):	
Decision Taken:	<p>(i) that the information contained in the exempt supplementary report also submitted to this meeting be noted;</p> <p>(ii) that approval be given to exclude the provision of social care from the specification for the PFI and to a further report back from officers on the future options for provision of those services;</p> <p>(iii) that the Brent Co-Efficient Consortium be appointed as preferred bidder for the Non HRA Housing and Social Care PFI scheme and the Director of Housing and Community Care be authorised to enter into detailed negotiations with the Consortium in respect of:</p> <ul style="list-style-type: none"> • up to 300 affordable dwellings • up to 200 dwellings for letting to homeless households at market rents • up to 20 registered care home places • up to 15 supported living units and • up to 15 respite care beds. <p>(iv) that it be noted that further consultation will be carried out with residents and carers on the type and location of accommodation to be provided for use by adults;</p> <p>(v) that a further report be submitted seeking agreement to award the PFI contract in due course;</p> <p>(vi) that this report include costings of alternate accommodation arrangements put forward at this meeting, with a clear understanding that consultation will continue.</p>

P Lorber
Chair