



## **LONDON BOROUGH OF BRENT**

### **MINUTES OF THE CABINET Monday 24 August 2015 at 2.00 pm**

PRESENT: Councillor Butt (Chair), Councillor Pavey (Vice-Chair) and Councillors Denselow, Hirani, McLennan and Southwood

Also present: Councillors Ahmed, S Choudhary, Filson, Long and Mahmood

Apologies for absence were received from: Councillors Mashari and Moher

#### **1. Declarations of personal and prejudicial interests**

None.

#### **2. Minutes of the previous meeting**

RESOLVED:-

that the minutes of the previous meeting held on 27 July 2015 be approved as an accurate record of the meeting.

#### **3. Welcome**

The Chair, Councillor Butt (Leader of the Council), welcomed members to the first meeting of Cabinet to be held at the Library at Willesden Green which opened on 27 July 2015. He paid tribute to staff in the Major Projects team for their work in bringing the project to completion.

#### **4. Matters arising**

None.

#### **5. Determination of the proposal to permanently expand Elsley and Uxendon Manor Primary Schools**

The joint report from the Strategic Directors of Children and Young People and Regeneration and Growth advised the Cabinet that, in line with the School Place Planning Strategy approved by Cabinet in October 2014, alterations to permanently expand both Elsley Primary School and Uxendon Manor Primary School by two forms of entry (2FE) each have been proposed by the relevant governing bodies in partnership with Brent Council.

The representation period on the proposals ended on 16 July 2015 for Elsley Primary School and 9 July 2015 for Uxendon Manor School. Councillor McLennan (Lead Member, Housing and Development) in introducing the report, drew members' attention to the outcomes of the consultation exercises for both schools which included a petition against the Elsley expansion and she advised that concerns relating to transportation would be dealt with as part of the planning process. She recommended that the proposals to expand the schools be approved subject to the grant of planning permission.

The Strategic Director, Children and Young People reminded the Cabinet that both schools had been judged 'Good' by Ofsted and so expansion was in line with the council's School Place Planning Strategy.

RESOLVED:

- (i) that approval be given to the permanent expansion of Elsley Primary School, a community school, by two forms of entry from September 2016, (conditional upon the grant of full planning permission under the Town and Country Planning Act 1990 by February 2016 or at such date as agreed by the Strategic Director Children and Young People and the Strategic Director Regeneration and Growth);
- (ii) that approval be given to the permanent expansion of Uxendon Manor Primary School, a community school, by two forms of entry from September 2015, (conditional upon the grant of full planning permission under the Town and Country Planning Act 1990 by December 2015 or at such date as agreed by the Strategic Director Children and Young People and the Strategic Director Regeneration and Growth). In the event planning permission is not granted, the additional 60 Reception places for September 2015 will provide temporary bulge provision until the children leave the school after Year 6;
- (iii) that it be noted that alterations were to provide sufficient permanent primary school places in this region in line with the council's statutory duties and its School Place Planning Strategy 2014.

#### **6. Authority to Award Contract for Clinical Input to the Inclusion Support Team**

The report from the Strategic Director, Children and Young People requested authority to award contracts as required by Contract Standing Order No 88. The report summarised the process undertaken in tendering the contract and, following the completion of the evaluation of the tenders, recommended to whom the contract should be awarded.

The Cabinet also had before them an appendix to the report which was not for publication as it contained the following category of exempt information as specified in Schedule 12 of the Local Government (Access to Information Act) 1972:

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

RESOLVED:

that approval be given to the award of contract for the Clinical Input services to the Inclusion Support Team to the Anna Freud Centre.

**7. Authority to extend the temporary bed and breakfast schemes at 1 Clement Close and 1-5 Peel Road**

Councillor McLennan (Lead Member, Housing and Development) introduced the report which sought approval to extend the existing temporary bed and breakfast schemes at 1 Clement Close and 1-5 Peel Road, which were scheduled to end on 10 August 2015. She advised that the Brent Housing Partnership (BHP) led development of the sites for new accommodation for independent living (NAIL) for clients with learning disabilities, which was approved by the Cabinet on 21 July, had been delayed, with a new start-on-site forecast for December 2015. This has provided the opportunity to extend the temporary bed and breakfast schemes and thereby continue providing much needed temporary accommodation for homeless households until vacant possession of the sites is required for development.

The Cabinet also had before them an appendix to the report which was not for publication as it contained the following category of exempt information as specified in Schedule 12 of the Local Government (Access to Information Act) 1972:

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

RESOLVED:

- (i) that authority be delegated to the Operational Director of Property and Projects to extend the temporary bed and breakfast schemes at 1 Clement Close and 1-5 Peel Road from 11 August 2015 until the expiry of the temporary planning consent on 9 December 2015, and to accordingly extend the current lease arrangements for this purpose;
- (ii) that authority be delegated to the Operational Director of Property and Projects to extend the temporary bed and breakfast schemes beyond 9 December 2015, subject to further development start-on-site delays and extension of temporary planning consent, and to accordingly extend the current lease arrangements for this purpose.

**8. Affordable Housing Supply Programme – Right to Buy Receipts 2015 - 2019**

The report from the Strategic Director, Regeneration and Growth set out proposals to establish and deliver a Right to Buy (RTB) receipt enabled new supply housing programme for 2015-19. Councillor McLennan (Lead Member, Housing and Development) reminded the Cabinet of the housing pressures faced by the council. She referred to the increase in Right To Buy applications since the government increased the discount available with 187 properties (142 flats and 44 houses) sold from 1 April 2011 to 31 March 2015. Councillor McLennan stated that the focus was now on spending the receipts to accelerate the delivery of replacement affordable homes in line with the priorities set out in the Housing Strategy. The Cabinet noted that a number of different models were being considered including

open market purchase using 30% of RTB receipts with a delivery partner, to build homes for residents and maximise the delivery of affordable homes.

Councillor Pavey (Deputy Leader) welcomed the report which he described as timely and creative. He referred to recently announced government policy to extend RTB to housing association tenants and how this would fit with the viability of registered social landlords and long term partnerships. Councillor McLennan responded that all would be welcome to bid and a further report would come to Cabinet once the position was clearer.

RESOLVED:

- (i) that approval be given to the continuing retention of Right to Buy receipts (subject to government legislation), as part of the Brent Retention Agreement (2012) with the Secretary of State for Communities and Local Government, until 31 March 2019;
- (ii) that approval be given to, from 1 September 2015 to 31 September 2016, the purchase of open market properties in accordance with criteria to be agreed by the Chief Finance Officer, for the provision of affordable housing, expending a minimum of £2.01m of RTB receipts (30%) and £4.69m of HRA (70%) capital resources, and to delegate authority to the Operational Director for Property and Projects to agree the final terms of these acquisitions;
- (iii) that approval be given to commence procurement of a Preferred Delivery Partner, either via the Greater London Authority London Development Panel 'Mini Competition' process or through the Official Journal of the European Union, to provide new affordable housing with the support of Right to Buy receipts in 2016-19 and to thereafter seek Cabinet approval to award this contract;
- (iv) that a minimum of £11.64m RTB receipts be committed to the Delivery Partnership set out in (ii) above and that the balance be available to support investment in the two Housing Zones subject to further Cabinet approval.

## 9. **Disposal of loft spaces**

The Lead Member, Housing and Development, Councillor McLennan, introduced the report which sought approval to proceed with the disposal of the council's loft spaces within the Housing Revenue Account (HRA) at 72b Purves Road, London NW10 5TB, 38b Wendover Road, London NW10 4RT and 31b Sellons Avenue, London NW10 4HJ, for capital receipts. The report sought permission to delegate powers to the Strategic Director, Regeneration and Growth where these powers apply to enter into property transactions for un-demised areas, such as the disposal of loft spaces and basements. Such transactions required the granting of new rights under deeds of variation or new leases, but which were generally not of significant monetary value in themselves.

Members welcomed the opportunity to make the disposal process more efficient and heard that information on sales would be available.

The Cabinet also had before them an appendix to the report which was not for publication as it contained the following category of exempt information as specified in Schedule 12 of the Local Government (Access to Information Act) 1972:

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

RESOLVED:

- (i) that approval be given to the disposal of the Council's loft spaces, as set out in paragraph 3.8 of the report from the Strategic Director, Regeneration and Growth, for capital receipts;
- (ii) that authority be delegated to the Strategic Director, Regeneration and Growth to finalise and agree the terms of the loft space disposals as set out in paragraph 3.8 in accordance with the premiums set out in appendix 1 to the report from the Strategic Director;
- (iii) that approval be given to the waiver of the limitation of the officer delegated authority limit where this applies to the disposal of un-demised areas such as loft and basement sales, in order that the Strategic Director, Regeneration and Growth may, in consultation with the Lead Member for Housing and Development, approve such disposals. In such transactions, the leasehold term that is required to be granted exceeds the delegated authority limit, but the value of the premium is generally relatively low. Such approvals would be subject to the value of the premium falling within the delegated authority limit.

10. **Agreement to novate Public Health children's 0-5 commissioning contract from NHS England**

Councillor Hirani (Lead, Member Adults, Health and Well-being) advised the Cabinet that responsibility for commissioning of 0-5 children's public health services would transfer from NHS England (NHSE) to local authorities on 1 October 2015. NHSE London currently held a contract for health visiting and Family Nurse Partnership (FNP) services for Brent with London North West Healthcare Trust (LNWHT) with a six month value of £2,563,000. The 2015/2016 public health grant allocation for Brent was £2,763,000 to reflect the transfer of commissioning responsibility. Councillor Hirani advised that a review would be conducted to establish whether this was adequate to cover the cost of the service.

Councillor Pavey (Deputy Leader) thanked officers for their work in achieving the financial settlement.

RESOLVED:

that approval be given to novate the NHS England contract with London North West Healthcare Trust for 0-5 children's health services for health visiting and Family Nurse Partnership services with effect from 1 October 2015 from NHS England to Brent Council for its remaining term of 6 months to 31 March 2016.

11. **Street Works Permit Scheme Regulation Changes from October 2015**

Councillor Southwood (Lead Member, Environment) introduced the report from the Chief Operating Officer which explained the changes to the Street Works permit Scheme Regulations from October 2015, the implications for London Borough of Brent and, in view of the timescales, sought the delegation of the decision to approve the details of the new scheme to the Chief Operating Officer, in discussion with Lead Member for Environment. The London Permit Scheme (LoPS) was a common scheme, currently operated across all of London by TfL and the London boroughs, designed to control access to road space on the authority network with all works promoters having to secure a permit for their works.

RESOLVED:

- (i) that the contents of the report and the 1 October 2015 deadline for the London Permit Scheme to comply with the new Traffic Management Permit Scheme (England) (Amendment) Regulations 2015 be noted;
- (ii) that authority to sign the order be delegated to the Chief Operating Officer in discussion with the with Lead Member for Environment, to give effect to the amended London permit scheme when it becomes available.

## 12. **Long Term Transport Strategy**

The Cabinet received the Long Term Transport Strategy (LTTTS) that had been developed to provide strategic direction to transport investment throughout the borough over the next 20 years (2015 - 2035). Councillor Southwood (Lead Member, Environment) reminded the Cabinet that consultation took place during the previous year and that what was now before members was different to that previously seen, priorities and objectives having been developed accordingly.

The Cabinet heard that Councillor Southwood had attended the Scrutiny Committee on 12 August where the strategy had been considered and views expressed that the strategy lacked specific projects and detail. A full report on the committee's views was circulated in advance of the meeting. Councillor Southwood in response stated that feasibility studies and could not be justified until there was more certainty over schemes to be taken forward. Regarding detail, Councillor Southwood reminded that the strategy was an overarching document, designed to last until 2035 setting out objectives and under which other more detailed strategies would sit. Councillor Southwood thanked the Committee for its feedback and advised amendments would be made meet some of the comments which she would share with Councillor Filson, the Chair of the Scrutiny Committee. Councillor Southwood drew attention to the Section 8 of the Strategy relating to Targets and advised that in the walking category, the aim was for 10% 'increase' in the number of schools with gold standard travel plans instead of decrease as printed (page 251 of the agenda pack refers).

Members welcomed the strategy and looked forward to the resultant positive impact on air quality through more cycling and walking, protecting high streets and high roads and alternate means of moving freight such as canals. The Cabinet also hoped for an increased role for residents and partnerships. The Cabinet noted that specific road schemes also referred to at the Scrutiny Committee may come

forward for consideration, some were already under discussion and it was the role of the Council to bring influence on other agencies.

The Committee also heard from Councillor Filson, Chair of the Scrutiny Committee, who, while recognising the need for the Strategy to be general, felt it would benefit from reference to congestion, demographics and car movement. He regretted the lack of progress on rail transport specifically Crossrail and put that sound business cases would be needed to support any changes.

The Chair (Councillor Butt) assured that the Strategy would underpin and support changes in the future.

RESOLVED:

- (i) that the consultation be noted;
- (ii) that the Long Term Transport Strategy for Brent 2015 – 2035 as set out in Appendix A be noted;
- (iii) that final approval of content, including design, following any required changes be delegated to the Chief Operating Officer, in liaison with the Lead Member for the Environment.

**13. Reference of item considered by Scrutiny Committee**

The Cabinet noted the reference from the Scrutiny Committee on 12 August 2015 relating to the Long Term Transport Strategy, a report on which was circulated in advance of the meeting.

**14. Any other urgent business**

None.

The meeting ended at 2.45 pm

M BUTT  
Chair