



## **LONDON BOROUGH OF BRENT**

### **MINUTES OF THE CABINET Monday 13 March 2017 at 7.00 pm**

**PRESENT:** Councillor Butt (Chair), Councillor McLennan (Vice-Chair) and Councillors Farah, Hirani, Miller, M Patel, Southwood and Tatler

Also present: Councillors S Choudhary, Hoda-Benn and Ketan Sheth

1. **Apologies for Absence**

None

2. **Declarations of Interests**

None.

3. **Minutes of the Previous Meeting**

RESOLVED:-

that the minutes of the previous meeting held on 13 February 2017 be approved as an accurate record of the meeting.

4. **Matters Arising**

There were no matters arising.

5. **Q3 Integrated Performance and Finance Report 2016/17**

Councillor Margaret McLennan, Deputy Leader of the Council, introduced the integrated finance and performance report.

She stated that the report brings together both financial and performance information to provide an overview of Council performance in Quarter 3 2016/17 (Q3).

Archa Campbell, Head of Finance, outlined the overall financial position for 2016/17 – drawing Members' attention to over and under spends within individual departments.

Councillor Krupesh Hirani, Cabinet Member for Adults, Health and Wellbeing, outlined the pressures in the Community Wellbeing Directorate, especially regarding the increasing demand in homecare.

Councillor Mili Patel, Cabinet Member for Children and Young People, explained the reasons for the over spend in the Children and Young People's Directorate which were, she stated, related to agency social workers.

**RESOLVED:**

5.1 Cabinet noted the overall position of the Council in terms of finance and performance and the measures in place to manage budget pressures and improve service delivery.

**6. Community Action Groups Review Pilot - January to July 2016**

Councillor Margaret McLennan, Deputy Leader of the Council, introduced the report to Cabinet outlining the review of the Community Action Groups (CAGs) Pilot which had taken place between January and July 2016, conducted by the Partnerships and Engagement Team.

Councillor Ellie Southwood, Cabinet Member for Environment, spoke in support of the recommendations.

**RESOLVED:**

6.1 Cabinet approved the discontinuation of the Community Action Groups pilot

6.2 Cabinet approved the allocation of funding to support the Love Where you Live (LWYL) Campaign

6.3 Cabinet approved the grants process set out in paragraph seven of the Community Action Groups Review Pilot – January – July 2016 Report.

6.4 Cabinet approved the launch of the LWYL grant funding in April 2017.

**7. Scrutiny Task Group Report on Signs of Safety**

Councillor Muhammed Butt, Leader of the Council, welcome Councillor Aisha Hoda-Benn to the meeting. Councillor Butt explained that the Signs of Safety task Group had been chaired by Councillor Aisha Hoda-Benn, a member of Community and Wellbeing Scrutiny Committee. The other members had been Councillor Shama Tatler, Councillor Bhagwanji Chohan, Councillor Suresh Kansagra and Councillor Dr Amer Agha.

Councillor Aisha Hoda-Benn introduced the report setting out the recommendations agreed by the Community and Wellbeing Scrutiny Committee, developed by the task group.

She expressed her thanks to the members of the task group and to Councillor Ketan Sheth, Chair of the Community and Wellbeing Scrutiny Committee.

Cllr Mili Patel, Cabinet Member for Children and Young People, welcomed the report and the recommendations.

Gail Tolley, Strategic Director, Children and Young People, informed Cabinet Members that these task group recommendations had received positive feedback nationally.

Councillor Muhammed Butt thanked Councillors Ketan Sheth and Aisha Hoda-Benn for their contribution.

**RESOLVED:**

7.1 Cabinet noted the recommendations agreed by the Community and Wellbeing Scrutiny Committee as set out in Appendix A of the Signs of Safety – Scrutiny Task Group Report.

7.2 Cabinet noted the Signs of Safety – Scrutiny Task Group Report which had been published in Appendix B.

**8. Council CCTV Making a Safer Brent: Income Generation and Service Savings**

Councillor Tom Miller, Cabinet Member for Stronger Communities, introduced the report stating that , in 2015, a full review and consultation over the future of Closed-Circuit Television (CCTV) took place.

Councillor Miller stated that the review highlighted that cameras were archaic and required an upgrade to ensure operational longevity, reliability and value for money.

**RESOLVED:**

8.1 Cabinet approved Option 2 Closed-Circuit Television (CCTV) upgrade proposals ( a Wireless Network IP enabled CCTV upgrade) as detailed in paragraph 3.8 of the Council CCTV Making a Safer Brent: Income Generation and Service Savings Report.

8.2 Cabinet noted the intention to explore and, if cost effective, enter into arrangements with business partners in respect of Option 2 as outlined in paragraph 3.16 of the Report.

8.3 Cabinet noted CCTV's move towards a modern commercial business model, in line with the Civic Enterprise principles.

**9. Phase 1 Building Project at the Granville Centre - Approval to Tender Works Contract**

Councillor Muhammed Butt, Leader of the Council, informed Cabinet that he had received a request to speak from Mr David Kaye.

Mr Kaye thanked Councillor Butt for the opportunity to speak. Mr Kaye expressed concern about the level of consultation regarding *Phase 1 Building Project at the Granville Centre - Approval to Tender Works Contract*.

On the *South Kilburn Regeneration Programme – Transfer of Land to Network Homes Limited* item, Mr Kaye stated that a major concern was the right of access of the public.

On the *South Kilburn Trust – Proposed Constitutional Amendments* item, Mr Kaye outlined concerns about reducing the South Kilburn Trust's accountability to the residents of South Kilburn and reducing its own democratic structure.

Mr Kaye stated that the most important item to notice here is in 3.8.1 in removing the requirement to hold an annual general meeting.

Councillor Shama Tatler, Cabinet Member for Regeneration, Growth Employment and Skills, introduced the report stating that Granville Centre, will accommodate the Enterprise & Community Hub in the immediate term.

She stated that the report seeks Cabinet approval to invite tender for a works contract as required by contract Standing Orders 88 and 89 to complete phase 1 of this project for refurbishment of the Granville Centre to accommodate the Enterprise & Community Hub.

This report also seeks a delegation of Cabinet's authority to award high value works contracts to the Strategic Director of Regeneration and Environment in consultation with Cabinet Member Regeneration, Growth, Employment and Skills and also with the Chief Finance Officer and Chief Legal Officer in order for the delivery programme to be maintained and meet the GLA timescales necessary for receipt of funding.

#### **RESOLVED:**

9.1 Cabinet approved inviting tenders for a works contract in respect of Phase 1 building project at Granville Centre on the basis of pre-tender considerations set out in paragraph 3.10 of the Phase 1 Building Project at the Granville Centre – Approval to Tender Works Contract Report.

9.2 Cabinet approved the evaluation of tenders on the basis of the evaluation criteria set out in paragraph 3.10 of the Report.

9.3 Cabinet delegated the authority to award the high value works contract referred to in Resolution 9.1 to the Strategic Director of Regeneration and Environment in consultation with the Lead Member for Regeneration, Employment and Skills.

9.4 Cabinet noted that the decision was subject to the Greater London Authority grant agreement and other legal documents being entered into by the parties.

#### **10. Managing Street Drinking and Identified Problem Areas – Pilot Programme**

Councillor Tom Miller, Cabinet Member for Stronger Communities, introduced the report. He stated that Brent Community Safety Service implemented a borough

wide Controlled Drinking Zone (CDZ), allowing local authorities to designate public areas through the introduction of Designated Public Places Orders (DPPO).

A CDZ pilot had been implemented on Kilburn High Road from 1 July- 31 December 2006 to deal with persistent issues of street drinking along the High Road. As a result of the successful pilot, a Borough Wide CDZ was enacted on 15 December 2007 for the duration of 10 years and is due to expire in October 2017.

Councillor Miller stated that Brent has identified 12 drinking hot spot areas and the new approach allows for an effective policing plan in those problem areas to be implemented. The current Borough Wide approach has not resulted in a reduction in our drinking hot spots over the years.

#### **RESOLVED:**

10.1 Cabinet authorised consultation on the introduction of six Public Space Protection Order (PSPO) pilot schemes to prohibit street drinking in identified hotspot areas referred to in paragraph 3.7 of the Managing Street Drinking and Identified Problem Areas – Pilot Programme Report.

10.2 Cabinet noted that the pilot outcome would help inform the decision making to continue or discontinue Brent borough wide controlled drinking areas which will cease at the end of October 2017.

### **11. South Kilburn Regeneration Programme - Transfer of Land to Network Homes**

Councillor Shama Tatler, Cabinet Member for Regeneration, Growth, Employment and Skills, introduced the report stating that Cabinet's approval is sought to grant Network Homes Limited who have an Existing Lease of Bronte House and Fielding House, South Kilburn, (under Network Stadium Housing Association Limited) to take a Supplementary Lease for the Property identified as the Public Walkway land and basement between the North Block and East & West Blocks of the Kilburn Quarter (Bronte House and Fielding House) Development.

#### **RESOLVED:**

11.1 The Cabinet agreed to grant the Supplementary Lease to Network Homes Limited subject to:

- covenant restricting use at ground floor to un-adopted highways and public open space for the purposes of informal public recreation or as a public garden or other amenity greenspace and to preserve the right of the public to access the land;
- covenant restricting use at basement level (as shown on the attached plan – appendix 1) to use as car parking for the residential premises demised by the Existing Lease in accordance with the Planning Permission (as defined by the Agreement for Lease)
- confirmation from the District Valuer that a disposal at zero consideration is appropriate; and to the lessee being bound by any third party rights or overriding interests that currently affect the land.

12. **South Kilburn Trust – Proposed Changes to SKT Constitution and Articles of Association**

Councillor Muhammed Butt, Leader of the Council, informed Members that he had received a request from Mark Allan, Chief Executive of the South Kilburn Trust, to speak. He welcomed Mr Allan to the meeting.

Mr Allan spoke in support on the proposed changes to the Constitution and Articles of Association.

Councillor Shama Tatler, Cabinet Member for Regeneration, Growth, Employment and Skills, introduced the report stating that it proposes changes to the Articles of Association of the South Kilburn Trust.

She stated that, in summary, the main amendment seeks to provide for the Trust to not exclude people who are visiting South Kilburn, acknowledging that people have friends, family and other positive networks who should be welcomed into South Kilburn, and that South Kilburn has needs which could be supported by people who bring additional knowledge, skills, and resources; with other various proposed changes as detailed within this report.

Cabinet expressed concern at the proposal that all reference to Annual General Meetings are to be deleted.

**RESOLVED:**

12.1 Subject to recommendation 2.2 of the South Kilburn Trust – Proposed Constitutional Amendments Report, the Cabinet gave conditional approval to the amendments proposed to the Articles of Association of the South Kilburn Trust as set out in paragraph 3.8 of the Report, other than the proposal that all reference to annual general meetings be deleted from the articles of the association.

12.2 The Cabinet authorised the Interim Chief Legal Officer to require that these proposed changes to the Articles of Association DO not permit the Trust to operate outside their 'Area of Benefit' as originally agreed when the South Kilburn Trust had been set up.

13. **Authority to Tender Works and Housing Management Services for the Council's PRS And Nail Programmes**

Councillor Harbi Farah, Cabinet Member for Housing and Welfare Reform, introduced the report stating that it concerns the procurement of frameworks for Refurbishment, Property Maintenance Compliance and Void Management and Housing Management of Private Rented Sector (PRS) properties and those purchased for the NAIL programmes.

**RESOLVED:**

13.1 Cabinet approved inviting tenders for a Dynamic Purchasing Framework agreement for Works (Refurbishment, Property Maintenance, Compliance, void management) to support Private Rented Sector (PRS) and NAIL

programmes on the basis of the pre-tender considerations set out in paragraph 3.14 of the Authority to Tender Works and Housing Management Services for the Council's PRS and Nail Programmes Report.

13.2 Cabinet gave approval to officers to evaluate the tenders referred to in Resolution 13.1 above on the basis of the evaluation criteria set out in paragraph 3.14 of the Report.

13.3 Cabinet approved inviting tenders for a Dynamic Purchasing Framework agreement for Housing Management to support PRS and NAIL programmes on the basis of the pre-tender considerations set out in paragraph 3.20 of the Report.

13.4 Cabinet gave approval to officers to evaluate the tenders referred to in 2.3 above on the basis of the evaluation criteria set out in paragraph 3.20 of the Report.

13.5 Cabinet delegated to the Strategic Director for Community and Wellbeing the authority to award the above contracts.

13.6 Cabinet approved a variation to the Agreement for Housing Management & Other Services with Brent Housing Partnership (BHP) to extend the interim use of the refurbishment works to a total maximum value of £1.8m.

#### 14. **Exclusion of Press and Public**

#### 15. **Any Other Urgent Business**

Councillor Muhammed Butt, Leader of the Council, informed the Cabinet of two items of urgent business.

##### 15a Granville Centre – Delivery of the proposed Enterprise Hub Phase 1

Councillor Shama Tatler, Cabinet Member for Regeneration, Growth, Employment, and Skills stated that the reasons for urgency were that revisions in the financial structure of the funding of operating, marketing and associated costs in relation to the Phase 1 redevelopment of the Carlton and Granville Centres site require urgent agreement in order to ensure that delivery of Phase 1 can meet the planned timescales.

#### **RESOLVED:**

15.1 Cabinet approved the proposal to reimburse operating, marketing and associated costs arising from the delivery of Phase 1 of the Carlton and Granville Centres site redevelopment being the refurbishment and reconfiguration of the Granville Centre to allow for an interim Enterprise Hub to be established.

15.2 Cabinet approved officers' use of the delegated authorities granted by Cabinet on 15 November 2016 to enter into all necessary legal documentation and relevant

agreements with the GLA and with the South Kilburn Trust in order to proceed with the delivery of Phase 1 of the Carlton and Granville Centres site redevelopment.

15.3 In the event that South Kilburn Trust was unable on advice to provide the commitment to contribute the £2m for Phase 2 of the Carlton and Granville Centres site redevelopment as outlined in paragraph 3.25 of the Granville Centre – Delivery of the Proposed Enterprise Hub Phase 1 Report, Cabinet agreed to deliver and fund Phase 1 of the Carlton and Granville Centres site redevelopment but to then offer the South Kilburn Trust business space within the Enterprise Hub as tenants of the Council at market value.

#### 15b Authority to Award, Care and Support Contract for 'Hub and Spoke' Supported Living Schemes Service

Councillor Hirani, Cabinet Member for Adults, Health and Wellbeing, introduced the report.

He stated that the contract was to be awarded in February 2017 but this was delayed due to the need to clarify aspects of the procurement process. Unless the contract can be awarded quickly there is a risk of the preferred provider pulling out of the proposed contract and finding an alternative use for the accommodation. This would impact on Adult Social Care savings target.

#### **RESOLVED:**

15.4 Cabinet awarded the contract for the Hub and Spoke Supported Living Scheme to Metropolitan Housing Trust for a period of 4 years with an option to extend by a further 1 year.

The meeting ended at 7.59 pm

M BUTT  
Chair