



Resources and Public Realm Scrutiny Committee

Wednesday 21 February 2018 at 7.00 pm

Boardrooms 4/5/6 - Brent Civic Centre, Engineers Way,
Wembley, HA9 0FJ

Membership:

Members

Councillors:

Kelcher (Chair)

Kansagra (Vice-Chair)

Aden

Colacicco

Crane

Ezeajughi

Mashari

Stopp

Substitute Members

Councillors:

S Choudhary, Daly, Harrison, Hylton, Kabir, Long and
Naheerathan

Councillors:

Maurice and Warren

For further information contact: Bryony Gibbs, Governance Officer
020 8937 1355; bryony.gibbs@brent.gov.uk

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The press and public are welcome to attend this meeting

Notes for Members - Declarations of Interest:

If a Member is aware they have a Disclosable Pecuniary Interest* in an item of business, they must declare its existence and nature at the start of the meeting or when it becomes apparent and must leave the room without participating in discussion of the item.

If a Member is aware they have a Personal Interest** in an item of business, they must declare its existence and nature at the start of the meeting or when it becomes apparent.

If the Personal Interest is also a Prejudicial Interest (i.e. it affects a financial position or relates to determining of any approval, consent, licence, permission, or registration) then (unless an exception at 14(2) of the Members Code applies), after disclosing the interest to the meeting the Member must leave the room without participating in discussion of the item, except that they may first make representations, answer questions or give evidence relating to the matter, provided that the public are allowed to attend the meeting for those purposes.

*Disclosable Pecuniary Interests:

- (a) **Employment, etc.** - Any employment, office, trade, profession or vocation carried on for profit gain.
- (b) **Sponsorship** - Any payment or other financial benefit in respect expenses in carrying out duties as a member, or of election; including from a trade union.
- (c) **Contracts** - Any current contract for goods, services or works, between the Councillors or their partner (or a body in which one has a beneficial interest) and the council.
- (d) **Land** - Any beneficial interest in land which is within the council's area.
- (e) **Licences** - Any licence to occupy land in the council's area for a month or longer.
- (f) **Corporate tenancies** - Any tenancy between the council and a body in which the Councillor or their partner have a beneficial interest.
- (g) **Securities** - Any beneficial interest in securities of a body which has a place of business or land in the council's area, if the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body or of any one class of its issued share capital.

**Personal Interests:

The business relates to or affects:

(a) Anybody of which you are a member or in a position of general control or management, and:

- To which you are appointed by the council;
- which exercises functions of a public nature;
- which is directed is to charitable purposes;
- whose principal purposes include the influence of public opinion or policy (including a political party of trade union).

(b) The interests a of a person from whom you have received gifts or hospitality of at least £50 as a member in the municipal year;

or

A decision in relation to that business might reasonably be regarded as affecting, to a greater extent than the majority of other council tax payers, ratepayers or inhabitants of the electoral ward affected by the decision, the well-being or financial position of:

- You yourself;
- a member of your family or your friend or any person with whom you have a close association or any person or body who employs or has appointed any of these or in whom they have a beneficial interest in a class of securities exceeding the nominal value of £25,000, or any firm in which they are a partner, or any company of which they are a director
- any body of a type described in (a) above.

Agenda

Introductions, if appropriate.

Item	Page
1 Apologies for absence and clarification of alternate members	
2 Declarations of interests	
Members are invited to declare at this stage of the meeting, the nature and existence of any relevant disclosable pecuniary, personal or prejudicial interests in the items on this agenda and to specify the item(s) to which they relate.	
3 Deputations (if any)	
To hear any deputations received from members of the public in accordance with Standing Order 67.	
4 Minutes of the previous meeting	1 - 10
To approve the minutes of the previous meeting as a correct record.	
5 Matters arising (if any)	
To consider any matters arising from the minutes of the previous meeting.	
6 Employment and employability in Brent - Department for Work and Pensions update	11 - 14
Scrutiny has requested an update from the Department for Work and Pensions (DWP) in response to the confirmation of two of the four Jobcentres in Brent (Kilburn and Willesden) being closed. The DWP report is attached as appendix 1, outlining the impact of the closures and mitigations in place for job seekers in Brent. The covering report intends to explain the partnership working between the council and DWP.	<u>Appendix 1 to follow</u>
7 Council property and assets	15 - 30
A list of the council's property and assets has been provided for members' consideration. The committee will also receive a presentation at the meeting to further aid discussion on this item.	

8 Wembley Regeneration

This report sets out the vision and planning policy framework for Wembley, and describes the physical, economic and social regeneration being undertaken [Report to follow](#)

9 Scope for task group on financial viability assessments 31 - 42

This report sets out the proposed scope for a task group on the use of financial viability assessments for developments in Brent.

10 Update on Resources and Public Realm Scrutiny Committee 2017-18 Work Programme 43 - 52

This report updates the Resources and Public Realm Scrutiny Committee's draft work programme for the remainder of 2017-18. The work programme covers a broad range of items and policy areas across corporate resources, regeneration and environment, transport and community safety and was selected by members of the committee based on criteria for effective scrutiny. It also sets out the remit for the committee and its responsibilities for scrutiny.

11 Any other urgent business

Notice of items to be raised under this heading must be given in writing to the Head of Executive and Member Services or his representative before the meeting in accordance with Standing Order 60.

Date of the next meeting: Monday 26 March 2018



- Please remember to set your mobile phone to silent during the meeting.
- The meeting room is accessible by lift and seats will be provided for members of the public.



MINUTES OF THE RESOURCES AND PUBLIC REALM SCRUTINY COMMITTEE Tuesday 9 January 2018 at 7.00 pm

PRESENT: Councillor Kelcher (Chair) and Councillors Colacicco, Crane, Ezeajughi, Mashari, S Choudhary and Kabir

Also Present: Councillors McLennan, Miller and Southwood

1. **Apologies for absence and clarification of alternate members**

Apologies for absence were received from Councillors Aden, Davidson and Stopp. Councillors Choudhary and Kabir were substituting for Councillors Aden and Stopp respectively.

2. **Declarations of interests**

For purposes of transparency, Councillor Crane declared that he was a Director of I4B.

3. **Deputations (if any)**

There were no deputations.

4. **Minutes of the previous meeting**

RESOLVED: That the minutes of the previous meeting held on 27 November 2017 be approved as a correct record.

5. **Matters arising (if any)**

There were no matters arising.

6. **Budget Scrutiny Task Group Report**

The Chair introduced the report of the Task Group, highlighting that it had been finalised prior to the provisional Local Government Finance Settlement announced on 19 December 2017. The Settlement provided an option to certain councils to increase council tax by a further one per cent, over and above the existing maximum increase of 3.99 per cent per year. Councillor McLennan (Deputy Leader), Althea Loderick (Strategic Director, Resources) and Ravinder Jassar (Head of Finance) were present to address members' queries.

Councillor McLennan reminded the committee that the Council had set a two year budget in 2017/18 and acknowledged that this was reflected in the approach taken by the Budget Scrutiny Task Group. A decision had not yet been made regarding the option to add a further one per cent to the planned level of Council Tax increase for 2018/19. At the invitation of the Deputy Leader, Ravinder Jassar provided a brief commentary on the 12 recommendations of the Budget Scrutiny Task Group, confirming that there was broad agreement to all of the recommendations and that a number were already in place. With reference to Recommendation 1, Ravinder Jassar explained that the council's medium term financial planning encompassed planning, as far as reasonably possible, for the consequences of Britain's exit from the European Union (EU) by holding an adequate level of reserves and building contingencies into the base budget for known and measurable impacts such as inflation. Recommendation 2 had also been met, as London Councils had agreed to a sub-regional veto with regard to the Strategic Investment pot produced via the London business rates pool. In response to a query, it was clarified that the decisions regarding these funds would require a two thirds majority vote to be carried. The Government had not yet confirmed whether any restrictions would be placed on funds drawn from the London business rates pool.

Members subsequently questioned the implications of bringing procurement back in-house for the 2017/18 and 2018/19 budgets, with particular comment sought on the challenging savings in place for the department. Further detail was sought regarding the risks that Britain's exit from the EU posed for Brent's local economy and the mitigating actions identified. Concern was expressed regarding the council's level of preparation for these risks and it was queried how Brent's planning compared with that of other councils, whether the council undertook scenario planning and if the local economy was prepared for related shocks. It was noted that the Economic Prosperity Board had undertaken an impact assessment on the implications of Britain's exit from the EU on the workforce. A query was raised regarding whether the implications of the roll out of Universal Credit had been factored into the budget.

Several queries were raised regarding the option to further increase council tax. Members questioned what process would be undertaken if the option was to be pursued, whether the Localism Act provided any powers to place a one-off levy on those in the highest council tax banding and how the impact on Brent's resident's would be considered.

Responding to the queries raised Althea Loderick advised that the savings targets for the Procurement team remained unchanged and as with any savings target across all departments, any shortfall had to be reallocated. The proposal to bring the Procurement team back in-house was based on identified support requirements and the desire for the council to be able to steer any additional investment needed. It was confirmed that the final Budget report that would be presented to Full Council in February 2018 would include details on the Council's savings targets, including procurement savings.

Addressing the committee's questions regarding Britain's exit from the EU, Ravinder Jassar advised that the impact of this on the local or national economy or on Local Government funding was not yet known. All that was possible to do at this time was to plan in response to known factors, such as the Local Government Finance Settlement, and to ensure sufficient contingencies were in place to address

any disruption in funding. A key, measurable risk of Britain leaving the EU could be the impact on interest rates and inflation. When the decision to leave the EU was announced the value of the pound fell which has led to an increase in inflation and in recognition of this, the council, as part of the its budget planning process, set aside monies to ensure that there are sufficient funds to meet this additional cost.. Ravinder Jassar advised that he understood that other boroughs were taking similar approaches to planning for risks associated with Britain leaving the EU. The council took part in a London wide exercise to stress test financial plans to ensure it was robust. Councillor McLennan emphasised that it would be possible to undertake more informed planning once the negotiations for the post-leave settlement/agreement had begun. Althea Loderick added that scenario planning was undertaken as part of the work in building the corporate risk register and emergency planning, which were reviewed via the Audit Committee. It was agreed that the risk register would be shared with the committee for members' consideration.

Ravinder Jassar confirmed that the impact of the roll out of Universal Credit had been factored in to the Customer Services budget.

Speaking to members' questions regarding council tax, Councillor McLennan reiterated that no decision had yet been taken and advised that consultation was due to begin via the Brent Connects forums. Work was also underway with the Partnership and Engagement team to explore other mechanisms for consultation. It was anticipated that most London Councils would take up the option of the additional increase. Ravinder Jassar added that the Government's financial modelling plans had assumed that all councils would take the option to increase council tax by the further one per cent. Peter Gadsdon advised this would equate to approximately £1.1million. Althea Loderick confirmed that the council did not have any powers to implement a one-off levy.

The committee welcomed the report of the Budget Scrutiny Panel and RESOLVED:

- i) That the report of the Budget Scrutiny Panel and the 12 recommendations detailed therein, attached as appendix A to the report from the Director of Performance, Policy and Partnerships, be endorsed and referred to Cabinet for consideration;
- ii) That the Strategic Director of Resources and Deputy Leader provide an update to the committee on the implementation of the recommendations of the Budget Scrutiny Panel, six month's following Cabinet's consideration of the Budget Scrutiny Panel's report.
- iii) That the Strategic Director of Resources and Deputy Leader ensure that an impact assessment is undertaken with regard to the option to increase council tax by a further one per cent and to quantify the financial impact on Brent Residents.

7. The Digital Strategy and the Customer Experience

Peter Gadsdon (Director Performance, Policy and Partnerships) introduced the report on the Brent Digital Strategy 2017-2020. The report provided an overview of the Digital Strategy, approved by Cabinet in June 2017 and outlined the proposed

Channel Strategy currently in development. The Digital Strategy set out a vision for a programme of change, driven by use of new technologies, through which the priorities of the Brent 2020 plan could be met. In line with this, the Channel Strategy would help to provide clarity regarding the impact on the customer experience across all channels of contact with the council and ensure consistency in the quality of access.

Highlighting the key themes of the Digital Strategy, Peter Gadsdon advised that the work being undertaken focussed on enabling customers to access services online, via their preferred device at any time, whilst promoting self-help and digital inclusion. At the same time, a significant focus of the strategy was to address the needs of vulnerable service users who were not able to self-help or access services independently. For this cohort, the future experience for accessing services would be more tailored to their needs, including appointments, relational support in community based settings and earlier interventions by core services. The Digital Strategy also included an objective to *‘Trial radical approaches and develop innovative solutions for new models of service delivery’*. Workstreams under this objective would trial and implement new technologies, including chatbots (virtual agents) and next generation telephony, across multiple council departments and service areas.

Peter Gadsdon outlined some of the work currently underway, advising that the council had invested in a new development team, which would be tasked with building a single system to replace and streamline a number of back-office systems. Another big investment in progress was the procurement of the new telephony system which would provide a much more flexible and responsive communications system for Brent.

In the subsequent discussion members sought an update on the progress made in reducing the number of publically advertised telephone numbers for council services, questioned whether the council had undertaken research regarding preferences for different automated telephone menu options and queried whether the website could be accessed in different languages. Questions were raised regarding response times with regard to emails and how to manage public expectations. Members expressed support for the Harlesden Community Hub model but noted that issues had been raised regarding uniformity and quality of service due to the range of different partners contributing to its delivery. It was subsequently queried whether this issue was being monitored and addressed. With regard to the Channel Strategy and the different contact channels identified, the committee emphasised that face-to-face was a broad category and questioned whether a consistent offer would be provided by all staff, including back-office staff who may be approached in the civic centre. Questions were raised regarding the council’s Client Index system and how this fit into the Digital Strategy, with comment particularly sought on the potential for achieving cost savings for the council by tailoring services and implementing social interventions. Questions were raised regarding contingencies should the council’s IT infrastructure fail and members queried what the council could do to expand the provision of high-speed broadband in the borough.

Sadie East (Head of Transformation) confirmed that the number of publically advertised telephone numbers had now been reduced to just under 100 from 230. Peter Gadsdon explained that this work was ongoing and the ambition was to reduce this to as small a number as possible. Work was also underway to replace

generic department or team emails with electronic forms which would capture the information and direct the enquiry to the correct officer or service. It was considered appropriate for response times to written enquiries to be the same, irrespective of whether they were made by letter or email, as both required the same level of effort to investigate and prepare a response. An evaluation was required to assess customers' preferred telephone menu systems and the use of chatbots/virtual agents would also be piloted. Chatbots would be accessible 24 hours a day, seven days a week and also had the functionality to log into systems and enter data. It was confirmed that the council's website could already be accessed in a large number of different languages.

Addressing the committee's queries on the Harlesden Community Hub pilot, Sadie East advised that this had been running two days a week for six months and proposals were being developed to roll out a similar model elsewhere in the borough. The pilot had been delivered in partnership with voluntary organisations and had been positively received by the community. The council was working with the Brent Community Advice Network to ensure that it was clear to customers using the service which members of staff could provide advice and which members of staff could provide more basic support. Peter Gadsdon advised that the pilot had helped to identify what services and support were needed locally to ensure a consistent offer could be deployed across the borough. Althea Loderick emphasised that the Customer Promise underpinned the work of all Council staff and this was reiterated at every opportunity from inductions and appraisals through to the Forward Together sessions.

Peter Gadsdon explained that the council's Client Index system combined data from a large number of back-office systems and was used extensively by Fraud, Audit, Housing Benefit and Council Tax teams. Though useful, the Client Index was limited in its ability to facilitate predictive analysis. However, the council had been developing a product via IBM which would draw together data from the client index and other key data sets from the council and its partners including schools, the Youth Offending Service, Police, the Home Office and Health. This tool enabled the council to identify individuals appearing against multiple risk factors and could therefore be used to identify, for example, children at risk of sexual exploitation or gang activity. It was now being considered how to take this model forward and further expand its application for the council. Peter Gadsdon confirmed that at the point of data collection, the council informed the customer that the information would be shared across council systems. The process was more complex when sharing information between partner organisations and information governance agreements had to be established and privacy impact assessments undertaken. The council was prepared for the introduction of the General Data Protection Regulations in May 2018.

The committee further heard from Peter Gadsdon that the council had mirrored data centres from which the council's systems could be restored in the event that one failed. Digital Inclusion was a key strand of the Digital Strategy. It was hoped that as part of an OPDC bid, high-speed fibre broadband would be brought to Park Royal and to Harlesden. During the discussion, the Strategic Director of Resources agreed to seek an update on behalf of the committee from the Head of Customer Services regarding the status of a previously delivered initiative run by the council supporting residents in their use of IT.

The Chair thanked the officers and lead member for their contribution to the meeting.

RESOLVED:

- i) That the Director of Performance, Policy and Partnerships be recommended to amend the list of contact channels for the proposed Channel Strategy, to include 'contact via councillor'.
- ii) That the Director of Performance, Policy and Partnerships ensure that the Digital Strategy and the aligned, Brent Channel Strategy are subject to regular review to ensure they remain fit for purpose and reflect changes to the technological landscape.
- iii) That the Director of Performance, Policy and Partnerships ensure that monitoring is undertaken of the volume of contacts by channel to enable the council to better respond to any evident changes in preference for particular contact channels.

8. **Review of Recycling Rates in Brent**

The Chair advised that the committee had undertaken a site visit to the Abbey Road, Brent Reuse and Recycling Centre in preparation for this item.

At the invitation of the Chair, Councillor Southwood (Lead Member for Environment) introduced the report and advised that it reflected on the challenge to the council to sustainably maintain recycling rates against an increasing proportion of flats in the borough. It was explained that people living in flats found it hard to recycle and this was a key element of the challenge faced by the council in maintaining recycling rates. Amar Dave (Strategic Director, Regeneration and Environment), Chris Whyte (Operational Director, Environmental Services), Simon Finney (Head of Environmental Improvement) and Kelly Eaton (Public Realm Policy and Projects Manager) were also present to address the committee's queries.

In the subsequent discussion, members highlighted that whilst the number of bulky waste requests had reduced, there had been no change in the total tonnage to Abbey Road and sought comment on this trend. Kelly Eaton confirmed that bulky waste requests had reduced from 80 to 20 per day since the Bulky Waste charge was introduced. However, there had not been a significant increase in visitor numbers or alternative methods of taking bulky waste items to the Abbey Road site and further work, which would form part of the six month review of the service, was required to better understand this trend.

Members further questioned why the council was not being bolder in its recycling targets, citing the 100 per cent targets of some American cities and noting without endorsing, the enforcement tactic employed by some boroughs of charging residents for putting recyclable materials in to their black bins. The committee questioned why Brent had one of the lowest rates of recycling out of the six authorities in the West London Waste Authority and, noting that Brent residents were no longer able to access the Harrow Waste, Refuse and Recycling Centre free of charge, questioned the co-operation between neighbouring boroughs. A member questioned whether Veolia (the council's public realm contractor) had been

financially penalised for the fall in Brent's recycling rates and queried what strategy was in place to address the issue of recycling in flats. The success of the Envac System which was used in some new developments in Wembley was commented upon and it was queried why this was not a requirement for all new developments. It was also noted that some of the collection systems for estates were not fit for purpose and this needed to be addressed with the council's Housing Team. Further questions were raised regarding Brent's ability to increase charges for Trade Waste and how to better educate Brent's residents regarding the free of charge services to address illegal dumping.

In response, Chris Whyte advised that the legislative framework in America was more beneficial to absolute targets, permitting enforcement fines for non-compliance. Simon Finney outlined the enforcement powers under the Environmental Protection Act and advised that the requirements of taking enforcement action under these powers was not, in general, proportional to the offence. The council's focus was therefore on educational outreach as built into the requirements of Veolia's contract. Chris Whyte confirmed that Veolia were financially penalised for not meeting their objectives for diverting waste from landfill and that this had equated to £1million. He further emphasised that the focus of the West London Waste Authority was on waste minimisation, not merely recycling and this was reflected in the council's approach. Councillor Southwood stated that the team was proud of maintaining recycling rates against Brent's population increase. Chris Whyte highlighted that neighbouring boroughs did not necessarily provide a useful comparison for recycling rates and rather, it was more telling to compare with boroughs with similar characteristics particularly in terms of housing stock and demographics. It was agreed that the Envac system worked well and that the main issue for developers in deciding whether to install the system was the infrastructure costs involved. Applying pressure through the planning system could help support greater uptake of the system for new developments.

Discussing the Harrow Waste, Refuse and Recycling Centre, Councillor Southwood expressed disappointment at the charge which had been but in place for non-Harrow residents and advised that she would hold further discussion with her counterpart in Harrow. She acknowledged however, that the charge had been put in place in order to manage the number of visits to the popular site. Chris Whyte advised that this centre was owned and operated by Harrow, all other waste and recycling centres across the six authorities were managed by the West London Waste Authority. As a consequence of this, Brent Council was not able to directly set commercial waste charges, nor create a competitive market against neighbouring centres.

RESOLVED:

- i) That the Strategic Director, Regeneration and Environment and Lead Member for Environment ensure that the promotion of the council's Recycling App is maximised and give consideration to the training of members in the use of the app to enable members to share this knowledge with Brent's residents.
- ii) That the Chair of the committee write to the Chair of the Planning Committee and the Head of Planning, Transport and Licensing, to communicate the

committee's view that Brent's Planning system should require the installation of Envac systems in new developments where suitable.

- iii) That an item be added to the committees work programme for the municipal year 2018/19 on waste management for flats, high-rise flats and estates.

9. **Review of Trading Standards' Role and Priority Areas**

The Chair advised that the committee had visited the Trading Standards team in preparation for this item and welcomed Councillor Miller (Lead Member for Stronger Communities), Amar Dave (Strategic Director, Regeneration and Environment), Simon Legg (Senior Regulatory Service Manager), Samuel Abdullahi (Acting Team Leader) and Anu Prashar (Senior Prosecutor).

At the invitation of the Chair, Councillor Miller introduced the report reviewing the role and priorities of the Trading Standards Service (TS). It was noted that many of the outputs of the service had a direct impact on Brent residents, helping people often in extremely vulnerable circumstances. The TS had operated on a joint consortium basis between the London Borough of Brent and the London Borough of Harrow for over 50 years, with Brent acting as the host authority. The committee heard that TS performed the statutory role of a 'weights and measures authority' with the responsibility of enforcing more than 250 pieces of legislation covering a wide ranging remit. Councillor Miller advised that the budget for TS had reduced significantly in recent years, whilst demand had continued to increase and welcomed the committee's views regarding priorities for the service going forward.

During members' discussion, the committee sought further detail on spend-to-save opportunities for the service, referencing the Proceeds of Crime (PoC) Act 2002 and the Home Office incentivisation scheme as a potential source of income. A query was raised regarding the TS's scope to take enforcement action against ticket touts. Members queried whether the TS worked with the voluntary sector, particularly in relation to raising awareness around fraud and scams and supporting victims of such acts. A member noted the proliferation of online scams and questioned how the TS had evolved to respond to this trend. Clarification was sought regarding the powers of the TS to prosecute in cases of fraud. Discussing the rising number of acid attack incidents across the country, members questioned how the TS worked with Brent traders regarding the sale of chemicals used in such assaults.

In response to the queries raised, Councillor Miller agreed to explore spend-to-save opportunities but cautioned that there were Home Office controls regarding the way in which income generated through the PoC Act 2002 could be applied in this regard. Simon Legg advised that the most appropriate powers to address ticket touting were those belonging to the Licensing Team (in relation to illegally trading without the appropriate street trading license) and the Police's powers under the Criminal Justice and Public Order Act 1994 (prevents the reselling of tickets to avoid opposing fans creating matters of public order). The TS did work with the voluntary sector including Age UK and Citizens Advice but noted that much of the work undertaken by the TS was done so in line with its statutory responsibilities. Online scams were reported via ActionFraud, a national fraud and cyber crime reporting centre. The TS also had a dedicated standalone computer to allow officers to go through the details of online scams without leaving a cyber footprint of

their investigation. It was emphasised that scams still took place in person, face to face and not just online. Anu Prashar clarified that whilst the TS had no powers under the Fraud Act, in many cases could pursue prosecution using powers available due to breaches of other Trading Standards legislation. Councillor Miller advised that much of the work with Brent's traders regarding the sale of chemicals used in acid attacks was about building relationships with those business and providing educational material to increase understanding of the types of materials used.

The Chair thanked the Lead Member and officers for their responses.

RESOLVED:

- i) That the Strategic Director, Regeneration and Environment and Lead Member for Stronger Communities be asked to take into consideration the committee's view that the priorities for the Trading Standards Service be underpinned by an invest-to-save rationale and a commitment to protecting Brent's vulnerable residents..
- ii) That the Strategic Director, Regeneration and Environment and Lead Member for Stronger Communities ensure that an analysis is undertaken of the potential invest-to-save opportunities for the Trading Standards Services and report the findings to the committee in due course.


10. **Any other urgent business**

None.

The meeting closed at 9.55 pm

M KELCHER
Chair

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 Brent	Resources and Public Realm Scrutiny Committee 21 February 2018
	Report from the Strategic Director of Regeneration and Environment
Employment and employability in Brent – Department for Work and Pensions update	

Wards Affected:	All
Key or Non-Key Decision:	N/A
Open or Part/Fully Exempt: <small>(If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)</small>	Open
No. of Appendices:	1
Background Papers:	Employment, Skills and Enterprise Strategy 2015-20
Contact Officer(s): <small>(Name, Title, Contact Details)</small>	Matt Dibben Head of Employment, Skills and Enterprise matthew.dibben@brent.gov.uk 020 8937 1815

1.0 Purpose of the Report

1.1 Scrutiny has requested an update from the Department for Work and Pensions (DWP) in response to the confirmation of two of the four Jobcentres in Brent (Kilburn and Willesden) being closed. The DWP report is attached as appendix 1, outlining the impact of the closures and mitigations in place for job seekers in Brent. The covering report intends to explain the partnership working between the council and DWP.

2.0 Recommendation(s)

2.1 To note and comment on the contents of the report.

3.0 Detail

3.1 The Jobcentres based in Willesden and Kilburn are now closed, with claimants required to register and make their appointments at Wembley and Harlesden respectively.

3.2 The closures are a result of a national programme of property rationalisation by the DWP.

- 3.3 The DWP has outlined its rationale for the closures and response to the closures in the attached report.
- 3.4 The DWP report also outlines key areas of partnership activity with the council, which respond to key areas of community need in the borough.

This includes:

- 3.4.1 **Community Hubs:** The DWP are match funding the employment team who are going to deliver employment advice and guidance from both the Harlesden Hub and St Raphael's Hub (The Living Room) from April 2018. This support will ultimately be provided in additional Hub locations as they are rolled out (including Willesden and Kilburn). The service will support 45 into employment via the Community Hubs in 2018/19.

The service will be provided by the employment team, managed by the council. The offer will be embedded in the hubs to ensure a holistic response to community needs, working in partnership with housing, benefits, health and financial inclusion advice and support.

The DWP also intend to provide in-kind commitments of time from their advisors to operate in the two hubs, to help some residents to engage with the service. They will not conduct benefit transactions from the hubs.

- 3.4.2 **Work and Health:** The government has recently devolved funding to local authorities in London via the Greater London Authority, to commission the Work and Health Programme, to enable a local service response to needs. Health issues - particularly mental health - are prevalent barriers to employment. The programme has been commissioned for West London by the West London Alliance¹ with significant input from Brent Council officers, with the Shaw Trust being awarded the contract and due to commence operation on 28 February 2018. The programme will support 400 Brent residents per annum with employment support. This responds to a key labour market need, with a high number of Employment Support Allowance claimants (11,140 in Brent) with identified health barriers to work.

The Mental Health Trailblazer has also been live since April 2017, delivered by Twinings Enterprise on behalf of the West London Alliance. The service is receiving referrals primarily from the DWP and primary health services. It aims to support 152 people by December 2018, including 57 into work.

- 3.4.3 **Support for residents with learning disabilities:** Brent Council secured grant funding in 2016 to deliver support for residents with learning disabilities, to provide advice and guidance as well as working with employers to 'job carve' and enable higher levels of employment in the borough for this client group. The council commissioned The Royal Mencap Society to deliver this contract, who have supported 53 residents to date and 20 into work...
- 3.4.4 **Support for care leavers to access work:** The DWP has part funded support to care leavers across West London. An organisation called Future Path were

¹ 7 West London Boroughs, including Barnet, Brent, Ealing, Hammersmith and Fulham, Harrow, Hillingdon, and Hounslow.

commissioned to deliver this project and a member of their staff has been based in the Leaving Care team. They have worked with 74 care leavers to date supporting 29 into work. The DWP has also seconded a worker part time into the Leaving Care Team to assist with benefit claim issues and troubleshooting and providing advice to the team's personal advisors. There are currently 287 care leavers of which 97 are NEET (34%).

- 3.4.5 **Troubled Families programme:** The council's troubled families programme includes X2 DWP Troubled Families Employment Advisors, who provide lead worker support to clients as well as supporting the wider case load of the team with specialist advice.
- 3.4.6 **Response to Welfare Reform:** The council has commissioned employment support for those residents affected by the overall benefit cap in particular, using Discretionary Housing Payment funding. Employment is a key mitigation to the cap, as sufficient hours of employment enable exemption from the cap. The project successfully supported 39 residents into sustainable employment in 2017/18. The DWP also provided X2 employment advisors to co-locate with the Housing Benefits and Housing Options teams in the Customer Services mezzanine, to enable referrals. More residents affected by the reforms have found employment, but it cannot be accurately attributed to the DWP or councils intervention.
- 3.4.7 **Connexions service support to 14-19 year olds:** The Connexions service delivered by Prospects supports 14-19 year olds of school age, who are at risk of NEET or NEET, and provide wider careers advice in the majority of secondary schools in Brent.
- 3.4.8 **Collaboration in response to employer demand:** The council works closely in partnership with the DWP to engage local developers and employers in the borough to secure local employment and apprenticeship outcomes for Brent residents.

The council has secured Section 106 Planning Agreements with a number of developers, working with 13 major schemes across the borough currently, notably including Wembley Park where apprenticeship and employment targets have been agreed and are being delivered by the developer. There are also strong employer relationships, particularly in Park Royal and Wembley Park, to enable access to employment for unemployed local residents. The service supports over 150 residents into work (jobs and apprenticeships) each year.

Key to this response is referrals of claimants of out of work benefits from the DWP. Often this includes ensuring pre-employment and sector based training is in place prior to the recruitment and selection process. Training is delivered primarily by Brent Start (primarily customer services and hospitality) and the College of North West London (lead providers sub-regionally for construction and engineering).

4.0 Financial Implications

- 4.1 This report is for comments. Therefore no specific financial implications arising at this stage.

5.0 Legal Implications

- 5.1 This report is for comment. Therefore no specific legal implications arising at this stage.
- 5.2 In addition to any specific powers the council may use to provide support as detailed in this report e.g. the Care Act 2014 to support care leavers in finding employment, the council can use the general power of competence under the Localism Act 2011 to provide the range of services detailed in paragraph 3.4. Further legal advice should be obtained when entering arrangements and contracts with partner agencies to deliver relevant support.

6.0 Equality Implications

- 6.1 DWP to provide any assessment of impact caused by closures of the 2 centres.

7.0 Consultation with Ward Members and Stakeholders

- 7.1 N/A

8.0 Human Resources/Property Implications (if appropriate)

- 8.1 No impacts on the council. DWP holds the responsibility for its properties and staff.

Report sign off:

AMAR DAVE

Strategic Director of. Regeneration &
Environment

London Borough of Brent Property List

OccupancyUsage	PROPERTY	ADDRESS	TENURE	SITE AREA (ha)	FLOOR AREA (sq m)	ASSET VALUE	LEASE EXPIRY	INCOME	MAPPING
Carpark	CAR PARK ADJOINING 6 WENDOVER ROAD	N/T 6 WENDOVER ROAD, HARLESDEN, LONDON NW10	Freehold	0.089		£320,000			Map
Carpark	CAR PARK N/T 92	N/T 92 MELVILLE ROAD, STONEBRIDGE, LONDON NW10	Freehold	0.074		£64,000			Map
Carpark	EXETER COURT GARAGES	EXETER COURT, KILBURN, LONDON NW6 5AJ	Freehold	0.103	50	£5,001		£1	Map
Carpark	KILBURN SQUARE UNDERGROUND CAR PARK	VICTORIA ROAD, KILBURN, LONDON NW6	Freehold	0.159	50	£172,500			Map
Carpark	KINGSBURY ROAD CAR PARK R/O 469-513	R/O 469-513 KINGSBURY ROAD, KINGSBURY, LONDON NW9	Freehold	0.304	6384	£500,000			Map
Carpark	LONSDALE AVENUE CAR PARK	LONSDALE AVENUE, WEMBLEY, LONDON HA9	Freehold	0.093		£183,000			Map
Carpark	LOWER PLACE CAR PARK	DISRAELI ROAD, PARK ROYAL, LONDON NW10	Freehold	0.08		£250,000			Map
Carpark	MEYRICK LANE CAR PARK	DUDDEN HILL LANE, NEASDEN, LONDON NW10	Freehold	0.051	261	£180,000			Map
Carpark	RATHBONE HOUSE GARAGES	BRONDESBURY ROAD, LONDON NW6	Freehold	0.11	50	£366,500			Map
Carpark	SALUSBURY ROAD CAR PARK	SALUSBURY ROAD, KILBURN, LONDON NW6	Freehold	0.135	1417.5	£560,000		£6,000	Map
Carpark	ST JOHNS ROAD CAR PARK	ECCLESTONE COURT, WEMBLEY, LONDON HA9	Freehold	0.21		£750,000			Map
Children's Centre	CURZON CHILDRENS CENTRE	CURZON CRESCENT, LONDON NW10 9SD	Freehold	0.344	1261.1	£3,386,559			Map
Children's Centre	FAWOOD CHILDRENS CENTRE	35 FAWOOD AVENUE, LONDON NW10 8DX	Freehold	0.08	651	£1,594,857			Map
Children's Centre	HARMONY CHILDRENS CENTRE	38 BRIDGE ROAD, NEASDEN, LONDON NW10 9BX	Freehold	0.259	642	£1,790,205			Map
Children's Centre	ST RAPHAELS CHILDREN'S CENTRE	RAINBOROUGH CLOSE, STONEBRIDGE, LONDON NW10 0TS	Freehold	0.274	498.2	£755,882			Map
Children's Centre	THREE TREES CHILDRENS CENTRE	TIVERTON ROAD, LONDON NW10 3HL	Leasehold			£0	07 September 2033		Map
Children's Centre	Treetops Young Children Centre	73 Doyle Gardens, WILLESDEN, London NW10 3SQ	Freehold	0.163	365.8	£1,155,109		£35,364	Map
Children's Centre	WILLOW CHILDRENS CENTRE	BARNHILL ROAD, WEMBLEY, LONDON HA9 9YP	Freehold	0.164	769	£1,918,310			Map
Clinic	12 CAMBRIDGE GARDENS SURGERY	12 CAMBRIDGE GARDENS, KILBURN, LONDON NW6 5AY	Freehold	0.038	50	£6,600		£1	Map

London Borough of Brent Property List

OccupancyUsage	PROPERTY	ADDRESS	TENURE	SITE AREA (ha)	FLOOR AREA (sq m)	ASSET VALUE	LEASE EXPIRY	INCOME	MAPPING
College - Non-Residential	CARLTON CENTRE	GRANVILLE ROAD, LONDON NW6 5RA	Freehold	1329	1710	£2,634,863			Map
College - Non-Residential	STONEBRIDGE CENTRE BACES HQ	1 MORLAND GARDENS, STONEBRIDGE, LONDON NW10 8DY	Freehold	0.304	1666	£710,058			Map
Community Buildings	2ND KINGSBURY SCOUT HUT	STAG LANE, KINGSBURY, LONDON NW9 0EF	Freehold	0.135	162.3	£150,000		£3,000	Map
Community Buildings	ATC HUT	DONNINGTON ROAD, WILLESDEN, LONDON NW10 3QX	Freehold	0.053	50	£180,000		£7,500	Map
Community Buildings	BERTIE ROAD RESOURCE CENTRE	BERTIE ROAD, WILLESDEN, LONDON NW10 2LH	Leasehold	0.033	181.9	£35,000		£17,000	Map
Community Buildings	BUS DRIVERS WELFARE FACILITY	STATION TERRACE, KENSAL GREEN, LONDON NW10	Freehold	51	50	£150		£0	Map
Community Buildings	CHRISTIAN HOLT HOUSE	45 DENMARK ROAD, LONDON NW6 5BP	Freehold	0.112	50	£18,500		£175	Map
Community Buildings	COMMUNITY HALL	COMBER CLOSE, CRICKLEWOOD, LONDON NW2 7EG	Freehold	0.035	50	£73,000			Map
Community Buildings	COMMUNITY HALL	1 LAMBERT WALK, WEMBLEY, LONDON HA9 7TR	Freehold	0.009	50	£82,980			Map
Community Buildings	COMMUNITY VOLUNTEER SERVICE	UNITS 3 5 7 RUTHERFORD WAY, LONDON HA9 0BP	Leasehold			£0	17 October 2033	£20,000	Map
Community Buildings	CROUCH ROAD NURSERY	32 CROUCH ROAD, LONDON NW10 8HR	Freehold	0.087	50	£110,000		£10,000	Map
Community Buildings	ELDERS VOICE	181 MORTIMER ROAD, KENSAL GREEN, LONDON NW10 5TN	Freehold	0.047	359.5	£629,664		£8,200	Map
Community Buildings	GLADSTONE CENTRE	ANSON ROAD, CRICKLEWOOD, LONDON NW2 4LA	Freehold	0.178	50	£117,382		£7,000	Map
Community Buildings	HAPPY CHILD DAY NURSERY	2 VICTORIA ROAD, KILBURN, LONDON NW6	Freehold	0.159	50	£10,000		£100	Map
Community Buildings	HAZEL ROAD COMMUNITY CENTRE	24-26 HAZEL ROAD, KENSAL GREEN, LONDON NW10 5PP	Freehold	0.015	248.2	£135,000		£900	Map
Community Buildings	KINGFISHER COMMUNITY CENTRE	CREST ROAD, NEASDEN, LONDON NW2 7LG	Freehold	0.146	50	£57,400		£1,250	Map
Community Buildings	KINGS HALL COMMUNITY ASSOC	155 HARLESDEN ROAD, WILLESDEN, LONDON NW10 2BS	Freehold	0.071	419	£249,392		£2,000	Map

London Borough of Brent Property List

OccupancyUsage	PROPERTY	ADDRESS	TENURE	SITE AREA (ha)	FLOOR AREA (sq m)	ASSET VALUE	LEASE EXPIRY	INCOME	MAPPING
Community Buildings	LEARIE CONSTANTINE CENTRE + CAR PARK	0043-47 DUDDEN HILL LANE, NEASDEN, LONDON NW10 2ET	Freehold	0.067	50	£15,000		£0	Map
Community Buildings	MEETING ROOM + PREM	117 MARLEY WALK, CRICKLEWOOD, LONDON NW2 4PY	Freehold	0.014	50	£110,640			Map
Community Buildings	NOKO BUILDING	3 to 6 BANISTER ROAD, LONDON, LONDON W10 4AR	Leasehold		40.7	£0	27 June 2021		Map
Community Buildings	PAKISTAN COMMUNITY CENTRE	MARLEY WALK, LONDON NW2 4PU	Freehold	0.13	50	£15,000		£1	Map
Community Buildings	PRESTON MALL YOUTH AND COMMUNITY CENTRE	239 THE MALL, KENTON HARROW, LONDON HA3 9TX	Freehold	0.307	493.1	£96,496		£1,500	Map
Community Buildings	SANDY LANE SOCIAL CENTRE	SANDY LANE, KENTON HARROW, LONDON HA3 9UQ	Freehold	0.029	50	£30,000			Map
Community Buildings	SCOUT HUT STEMBER HALL	LEIGHTON GARDENS, KENSAL RISE, LONDON NW10 3PR	Freehold	0.176	50	£10,000		£0	Map
Community Buildings	TABOT CENTRE	151 GRANVILLE ROAD, LONDON NW6 5AR	Leasehold			£0	10 August 2108	£14,000	Map
Community Buildings	THE GRANGE MUSEUM	NEASDEN LANE, NEASDEN, LONDON NW10 1QB	Freehold	0.195	50	£0		£1	Map
Community Buildings	THE HOPE CENTRE (FORMER SHOOT UP HILL DAY NURSERY)	228 WALM LANE, CRICKLEWOOD, LONDON NW2 3BS	Freehold	0.38	628.7	£1,067,583		£100	Map
Community Buildings	TOKYNGTON YOUTH AND COMMUNITY CENTRE	ST MICHAELS AVENUE, WEMBLEY, LONDON HA9 6SA	Freehold	0.192	50	£5,000		£1	Map
Community Buildings	TRICYCLE THEATRE	269 KILBURN HIGH ROAD, KILBURN, LONDON NW6 7JR	Freehold	0.081	50	£3,000		£1	Map
Community Buildings	VESTRY HALL	NEASDEN LANE, NEASDEN, LONDON NW10 2TS	Freehold	0.012	50	£35,000		£1	Map
Community Buildings	WEMBLEY YOUTH AND COMMUNITY CENTRE	159 LONDON ROAD, WEMBLEY, LONDON HA9 7EU	Freehold	0.177	50	£90,720		£15,000	Map
Community Buildings	WEST KILBURN BAPTIST CHURCH	CARLTON VALE, KILBURN, LONDON NW6 5DA	Freehold	0.09	50	£34,000		£250	Map
Community Buildings	WINKWORTH HALL	CHEVENING ROAD, KILBURN, LONDON NW6 6DT	Freehold	0.144	50	£439,000		£25,500	Map
Community Buildings	WOODHEYES HALL	32 WOODHEYES ROAD, STONEBRIDGE, LONDON NW10 9BX	Freehold	0.036	50	£84,700		£7,700	Map

London Borough of Brent Property List

OccupancyUsage	PROPERTY	ADDRESS	TENURE	SITE AREA (ha)	FLOOR AREA (sq m)	ASSET VALUE	LEASE EXPIRY	INCOME	MAPPING
Crematorium/Cemetery	ALPERTON CEMETERY	CLIFFORD ROAD, LONDON HA0 1AF	Freehold	4.069	8.7	£195,906			Map
Crematorium/Cemetery	MORTUARY NORTHWICK PARK HOSPITAL	WATFORD ROAD, LONDON HA1 3UJ	Leasehold		341	£0	24 December 2080		Map
Crematorium/Cemetery	PADDINGTON CEMETERY	WILLESDEN LANE, LONDON NW6 7SD	Freehold	10.04	128.6	£0			Map
Crematorium/Cemetery	WILLESDEN NEW CEMETERY	FRANKLYN ROAD, WILLESDEN, LONDON NW10 9TE	Freehold	10.4	114.3	£146,202			Map
day centre	ALRIC AVENUE DAY CENTRE	42 ALRIC AVENUE, STONEBRIDGE, LONDON NW10 8RA	Freehold	0.14	570.15	£1,217,444			Map
day centre	John Billam Resource Centre & Parks Depot Land	WOODCOCK HILL, KENTON HARROW, LONDON HA3 0PQ	Freehold	0.484	1727	£584,632		£0	Map
Day Centre	MILLENNIUM DAY CENTRE	1 ROBSON AVENUE, WILLESDEN, LONDON NW10 3SG	Freehold	0.301	1013.6	£1,230,098			Map
depot	2-7 MARSH ROAD	MARSH ROAD, ALPERTON, LONDON HA0 1ES	Freehold	0.84	1572.56	£4,324,086		£163,000	Map
depot	VICTORIA ROAD TOILETS	N/T 2 VICTORIA ROAD, LONDON NW6	Freehold	0.02	50	£67,000			Map
dwelling	2 & 18 ALLIANCE CLOSE	2 & 18 ALLIANCE CLOSE, WEMBLEY, LONDON HA0 2NG	Leasehold		50	£320,000			Map
dwelling	CARETKRS HSE BRAINTCROFT SCH	1 WARREN ROAD, NEASDEN, LONDON NW2 7LJ	Freehold	0.019	50	£355,000			Map
dwelling	CARETKRS HSE OLIVER GOLDSMITH	8 CONISTON GARDENS, KINGSBURY, LONDON NW9 0BD	Freehold	0.021	50	£310,000			Map
dwelling	KNOWLES HOUSE, ANANSI & WESTBROOK	51 LONGSTONE AVENUE, HARLESDEN, LONDON NW10 3UN	Freehold	0.163	410	£787,348		£0	Map
dwelling	STAG LANE NEW LODGE	343 STAG LANE, KINGSBURY, LONDON NW9 9AD	Freehold	0.041	50	£270,000		£5,320	Map
dwelling	TRAVELLERS SITE	1 to 32 LYNTON CLOSE, NEASDEN, LONDON NW10	Freehold	0.972		£1,700,000			Map
dwelling	WOODCOCK PARK LODGE	SHAFTESBURY AVENUE, KENTON, LONDON HA3 0RD	Freehold	0.068	50	£300,000			Map
Family Centre	HERITAGE FAMILY CENTRE	161 PITFIELD WAY, STONEBRIDGE, LONDON NW10 0UW	Freehold	0.086	50	£79,000		£12,000	Map

London Borough of Brent Property List

OccupancyUsage	PROPERTY	ADDRESS	TENURE	SITE AREA (ha)	FLOOR AREA (sq m)	ASSET VALUE	LEASE EXPIRY	INCOME	MAPPING
Group Home	170 WALM LANE SUPPORTED LIVING HOME	170 WALM LANE, CRICKLEWOOD, LONDON NW2 3AX	Freehold	0.064	160	£600,000			Map
Group Home	GROUP HOME	63 MANOR DRIVE, WEMBLEY, LONDON HA9 8EB	Freehold	0.038	50	£462,000		£0	Map
Group Home	GROUP HOME	BEECHCROFT GARDENS, WEMBLEY, LONDON HA9 8EP	Freehold	0.051	50	£366,000			Map
Group Home	GROUP HOME	KINCH GROVE, WEMBLEY, LONDON HA9 9TF	Freehold	0.034	50	£440,000			Map
Group Home	MENTAL HEALTH GROUP HOME	31 DOUGLAS ROAD, KILBURN, LONDON NW6 7RN	Freehold	0.012	400.05	£530,000			Map
hostel	73 WEMBLEY PARK DRIVE	73 WEMBLEY PARK DRIVE, WEMBLEY, LONDON HA9 8HE	Freehold	0.077	168	£582,000			Map
hostel	CLAREMONT ROAD MENTAL HEALTH HOSTEL	20 CLAREMONT ROAD, MAIDA HILL, LONDON W9 3DZ	Freehold	0.015	126	£660,000			Map
hostel	CRANHURST ROAD MENTAL HEALTH HOSTEL	4 CRANHURST ROAD, CRICKLEWOOD, LONDON NW2 4LN	Freehold	0.026	131.25	£645,000			Map
hostel	MENTAL HEALTH HOSTEL	127 HIGH ROAD, WILLESDEN, LONDON NW10 2SL	Freehold	0.015	168	£500,000			Map
Hostel	RESPITE CARE HOME	1 CLEMENT CLOSE, BRONDESBURY, LONDON NW6	Freehold	0.075	315	£600,001			Map
hostel	ST GABRIELS MENTAL HEALTH HOSTEL	8 ST GABRIELS ROAD, CRICKLEWOOD, LONDON NW2 4RY	Freehold	0.042	262.5	£1,000,000			Map
hostel	WEMBLEY PARK DRIVE 80 MENTAL HEALTH HOSTEL	80 WEMBLEY PARK DRIVE, WEMBLEY, LONDON HA9 8HB	Freehold	0.054	199.5	£495,000			Map
HQ Office	BRENT CIVIC CENTRE	ENGINEERS WAY, WEMBLEY, LONDON HA9 0FJ	Freehold	0.101	45219	£97,835,386		£617,349	Map
industrial	BRENT NEW ENTERPRISE CENTRE	COBBOLD ROAD, WILLESDEN, LONDON NW10 9SF	Freehold	0.124	591.465	£628,100		£77,712	Map
industrial	CARLYON PRINT WORKS	1C CARLYON ROAD, WEMBLEY, LONDON HA0 1HP	Freehold	0.145	1028.1	£1,050,000			Map
industrial	DESIGNWORKS	UNITS 1 - 62 DESIGNWORKS, HARLESDEN, LONDON NW10 7AH	Freehold	0.093	1491.966	£972,000		£94,955	Map

London Borough of Brent Property List

OccupancyUsage	PROPERTY	ADDRESS	TENURE	SITE AREA (ha)	FLOOR AREA (sq m)	ASSET VALUE	LEASE EXPIRY	INCOME	MAPPING
land	CLOCK COTTAGE N/T KENTON GRANGE	KENTON ROAD, KENTON HARROW, LONDON HA3 0YG	Freehold	0.359	1711.6	£1,000,000			Map
land	DEMOLISHED SCOUT HALL	CONISTON GARDENS, LONDON NW9 0BD	Freehold	0.063		£15,000			Map
land	DENNIS JACKSON CENTRE SITE ONLY	178 LONDON ROAD, WEMBLEY, LONDON HA9 7EU	Freehold	0.251		£1,350,000			Map
land	FORMER SCOUT HUT	DONNINGTON ROAD, LONDON NW10 3QY	Freehold	0.037	50	£300,000			Map
land	LAND ADJOINING 42 PARKSIDE	42 PARKSIDE, CRICKLEWOOD, LONDON NW2 6RJ	Freehold	0.019		£6,000		£1	Map
land	Site of Fmr British Legion Hall	LIDDING ROAD, KENTON, London HA3 0YF	Freehold	0.106		£2			Map
Leisure/Sports Facility	Abbey Estate Community Open Space & Association Hall	QUEENSBURY ROAD, WEMBLEY, LONDON HA0	Freehold	1.51		£20,000		£19,000	Map
Leisure/Sports Facility	ALPERTON SPORTS GROUND	ALPERTON LANE, WEMBLEY, LONDON HA0 1JH	Freehold	9.26	207.65	£0			Map
Leisure/Sports Facility	ALPERTON SPORTS GROUND	ALPERTON LANE, WEMBLEY, LONDON HA0 1JH	Leasehold			£0			Map
Leisure/Sports Facility	BANKS OF CANAL FEEDER	SHAKESPEARE AVENUE, STONEBRIDGE, LONDON NW10	Leasehold			£0	25 December 2050		Map
Leisure/Sports Facility	BARHAM PARK	HARROW ROAD, WEMBLEY, LONDON HA0	Freehold	1.51	1320	£0		£59,000	Map
Leisure/Sports Facility	CHELMSFORD SQUARE OPEN SPACE	CHELMSFORD SQUARE, WILLESDEN, LONDON NW10	Leasehold			£0	28 September 2030		Map
Leisure/Sports Facility	ETON GROVE OPEN SPACE	ETON GROVE, KINGSBURY, LONDON NW9 9LD	Freehold	4.28	34	£123,799		£275	Map
Leisure/Sports Facility	FRYENT COUNTRY PARK	FRYENT WAY, KINGSBURY, LONDON NW9	Freehold	103		£0		£5,000	Map
Leisure/Sports Facility	GIBBONS RECREATION GROUND	BRIDGE ROAD, NEASDEN, LONDON NW10	Freehold	4.19		£1,163,774			Map
Leisure/Sports Facility	GLADSTONE PARK	PARKSIDE, CRICKLEWOOD, LONDON NW2	Freehold	35	831.1	£1,118,814		£4,250	Map
Leisure/Sports Facility	GORDON BROWN CENTRE	RIDGE LANE, READING RG27 9AY	Freehold	10.117	577.5	£749,389			Map
Leisure/Sports Facility	GROVE PARK OPEN SPACE PAVILION AND FLAT	GROVE PARK, LONDON NW9 0LA	Freehold	1.41	304.8	£167,167		£8,658	Map

London Borough of Brent Property List

OccupancyUsage	PROPERTY	ADDRESS	TENURE	SITE AREA (ha)	FLOOR AREA (sq m)	ASSET VALUE	LEASE EXPIRY	INCOME	MAPPING
Leisure/Sports Facility	HAZEL ROAD OPEN SPACE	HARROW ROAD, KENSAL GREEN, LONDON NW10	Leasehold			£0	09 June 2011		Map
Leisure/Sports Facility	JOHN BILLAM SPORTS GROUND	WOODCOCK HILL, KENTON HARROW, LONDON HA3 0PQ	Freehold	5.46	1600	£1		£0	Map
Leisure/Sports Facility	KING EDWARD VII PARK	PARK LANE, WEMBLEY, LONDON HA9 7RX	Freehold	10.5	1047.8	£548,217		£14,400	Map
Leisure/Sports Facility	LAND N/T 60 BUSH GROVE	N/T 60 BUSH GROVE, LONDON NW9	Freehold	0.069		£10,000			Map
Leisure/Sports Facility	LINDSAY PARK	THE MALL, LONDON HA3	Freehold	18.4		£1			Map
Leisure/Sports Facility	MASONS FIELD	OLD KENTON LANE, KINGSBURY, LONDON NW9 9ND	Leasehold			£0	15 November 2121		Map
Leisure/Sports Facility	MAYBANK OPEN SPACE	CENTRAL ROAD, WEMBLEY, LONDON HA0	Freehold	3.78		£0		£3,150	Map
Leisure/Sports Facility	NEASDEN RECREATION GROUND	NORTH CIRCULAR ROAD, NEASDEN, LONDON NW2	Freehold	13.43		£0		£1,000	Map
Leisure/Sports Facility	NEASDEN RECREATION GROUND	NORTH CIRCULAR ROAD, NEASDEN, LONDON NW2	Leasehold			£0		£1,000	Map
Leisure/Sports Facility	NORTHWICK PARK GOLF COURSE & FIELDS	280 WATFORD ROAD, HARROW, LONDON HA1 3TZ	Freehold	25.451		£2,900,000		£133,603	Map
Leisure/Sports Facility	PRESTON PARK	COLLEGE ROAD, WEMBLEY, LONDON	Freehold	7.45	384	£285,642		£7,500	Map
Leisure/Sports Facility	ROE GREEN PARK	KINGSBURY ROAD, KINGSBURY, LONDON NW9 9RY	Freehold	16.83	1025	£1			Map
Leisure/Sports Facility	ROUNDWOOD PARK	HARLESDEN ROAD, WILLESDEN, LONDON NW10	Freehold	10.27	925.11	£0		£5,003	Map
Leisure/Sports Facility	SILVER JUBILEE PARK	TOWNSEND LANE, KINGSBURY, LONDON NW9	Freehold	14.77		£0		£3,750	Map
Leisure/Sports Facility	TENTERDEN SPORTS GROUND	PRESTON ROAD, KENTON HARROW, LONDON HA3 0QQ	Freehold	4.13		£29,167		£4,452	Map
Leisure/Sports Facility	TOKYNGTON RECREATION GROUND	MONKS PARK, LONDON HA9	Freehold	6.79	160	£42,001			Map
Leisure/Sports Facility	VALE FARM SPORTS GROUND	WATFORD ROAD, WEMBLEY, LONDON HA0	Freehold	30	3115.6	£2		£0	Map
Leisure/Sports Facility	WELSH HARP OPEN SPACE	BIRCHEN GROVE, KINGSBURY, LONDON NW9	Freehold	9.43	114.71	£0			Map
Leisure/Sports Facility	WOODCOCK PARK	SHAFTESBURY AVENUE, KENTON, LONDON HA3 0RD	Freehold	6.725	109	£0			Map

London Borough of Brent Property List

OccupancyUsage	PROPERTY	ADDRESS	TENURE	SITE AREA (ha)	FLOOR AREA (sq m)	ASSET VALUE	LEASE EXPIRY	INCOME	MAPPING
Leisure/Sports Facility	WOODHEYES ROAD	WOODHEYES ROAD, STONEBRIDGE, LONDON NW10	Leasehold			£0			Map
library	BRENT LIBRARIES AND HERITAGE SERVICES	2 GRANGE ROAD, LONDON NW10 2ST	Leasehold		600	£0	24 August 2256		Map
library	EALING ROAD LIBRARY	EALING ROAD, WEMBLEY, LONDON HA0 4BA	Freehold	0.17	536.3	£1,485,462			Map
library	HARLESDEN LIBRARY PLUS	CRAVEN PARK ROAD, HARLESDEN, LONDON NW10 8SE	Freehold	0.045	618.6	£1,967,393			Map
library	KILBURN LIBRARY	42 SALUSBURY ROAD, KILBURN, LONDON NW6 6RN	Freehold	0.088	650.9	£1,680,503			Map
library	KINGSBURY LIBRARY PLUS	522 to 524 KINGSBURY ROAD, KINGSBURY, LONDON NW9 9HE	Leasehold		343.49	£0	28 September 2018		Map
library	NEASDEN LIBRARY	277 NEASDEN LANE, NW10, LONDON NW10 1QJ	Leasehold		751.8	£0	27 September 2027	£55,000	Map
library	PRESTON COMMUNITY LIBRARY	160 CARLTON AVENUE EAST, WEMBLEY, LONDON HA9 8PL	Freehold	0.096	509.2	£645,234			Map
library	THE LIBRARY AT WILLESDEN GREEN	HIGH ROAD, LONDON NW10 2SF	Freehold	0.229	1000	£11,506,100		£15,000	Map
Office	BRONDESBUY ROAD 9-15	9 to 15 BRONDESBUY ROAD, KILBURN, LONDON NW6 6BX	Freehold	0.116	1649.51	£4,000,000			Map
Office	CHALLENGE HOUSE	1 to 2 BANK BUILDINGS, HARLESDEN, LONDON NW10 4LT	Freehold	0.03	765.04	£566,150			Map
Office	FORMER AREA HOUSING OFFICE	160 PITFIELD WAY, STONEBRIDGE, LONDON NW10 0PW	Freehold	0.028	50	£35,000		£4,000	Map
Office	South Kilburn Estate Office	ALBERT ROAD, KILBURN NW6 5DE	Freehold			£376,000			Map
Office	SOUTH KILBURN STUDIOS	CANTERBURY ROAD, KILBURN, LONDON NW6 5SW	Freehold	0.056	50	£376,000		£0	Map
Police Station	CHALKHILL POLICE STATION	1 KEN WAY, LONDON HA 9	Freehold	0.034	90.79	£80,750		£6,460	Map
Police Station	ST RAPHAELS POLICE SUB OFFICE	46 HENDERSON CLOSE, STONEBRIDGE, LONDON NW10 0UP	Freehold	0.02	50	£164,726			Map
public toilets	BUTLERS GREEN TOILETS	WATFORD ROAD, WEMBLEY, LONDON HA0	Freehold	1.521	50	£0		£325	Map

London Borough of Brent Property List

OccupancyUsage	PROPERTY	ADDRESS	TENURE	SITE AREA (ha)	FLOOR AREA (sq m)	ASSET VALUE	LEASE EXPIRY	INCOME	MAPPING
public toilets	PUBLIC LAVATORY R/O 99-103 EALING ROAD	DOUGLAS AVENUE, WEMBLEY, LONDON HA0	Freehold	0.005	50	£2,400			Map
public toilets	ST JOHNS ROAD TOILETS	OPP 17-19 ST JOHNS ROAD, WEMBLEY, LONDON HA9	Freehold	0.008	50	£37,857			Map
retail	1 - 7 Peel Precinct	PEEL PRECINCT, KILBURN, LONDON NW6 5RE	Freehold	0.042	50	£389,000		£1	Map
retail	11 MALVERN ROAD SHOP	11 MALVERN ROAD, KILBURN, LONDON NW6 5PS	Freehold	0.009	50	£1,000		£1	Map
retail	1-5 PEEL ROAD	1 to 5 PEEL ROAD, WEMBLEY, LONDON HA9 7LY	Freehold	0.103	530	£650,001			Map
retail	3-7 LINCOLN PARADE	3 to 7 LINCOLN PARADE, WEMBLEY, LONDON HA9 8PA	Freehold	0.129	382.2	£640,000		£38,500	Map
retail	ACTON LANE 79	79 ACTON LANE, HARLESDEN, LONDON NW10 8UT	Freehold	0.018	50	£3,500			Map
retail	AGE CONCERN	0028A FORTUNEGATE ROAD, LONDON NW10 9RE	Freehold	0.02	50	£60,000			Map
retail	AGE CONCERN BRENT	120 CRAVEN PARK ROAD, HARLESDEN, LONDON NW10 8QD	Freehold	0.011	50	£267,000		£0	Map
retail	ALEXANDRA COURT SHOPS	81/82 & 84/85 ALEXANDRA COURT, WEMBLEY, LONDON HA9 0QZ	Freehold	0.031	50	£2,501		£1	Map
retail	Birchen Grove Greenhouse Garden Centre	BIRCHEN GROVE, KINGSBURY, LONDON NW9 8SA	Freehold	2.453		£20,001			Map
retail	BRENT MENCAP	379 HIGH ROAD, WILLESDEN, LONDON NW10 2JR	Freehold	0.056	50	£337,500		£27,000	Map
retail	CARPENDERS PARK NURSERY	LITTLE OXHEY LANE, LONDON	Freehold	3.073	194.187	£505,001		£6,219	Map
retail	EX-BRONDES BURY ARMS PH	CANTERBURY ROAD, KILBURN, LONDON NW6 5SR	Freehold	0.026	50	£2		£15	Map
retail	HIGH STREET 240 SHOP	240 HIGH STREET, HARLESDEN, LONDON NW10 4TD	Freehold	0.012	50	£1,000			Map
retail	KILBURN LANE SHOPS	299 & 301 KILBURN LANE, MAIDA HILL, LONDON W9 3EG	Freehold	0.028	50	£1,602		£1	Map
retail	LILBURNE WALK 65	65 TO 70 LILBURNE WALK, STONEBRIDGE, LONDON NW10 0TN	Freehold	0.046	50	£153,500			Map

London Borough of Brent Property List

OccupancyUsage	PROPERTY	ADDRESS	TENURE	SITE AREA (ha)	FLOOR AREA (sq m)	ASSET VALUE	LEASE EXPIRY	INCOME	MAPPING
retail	MAHOGANY ARTS	28 HIGH STREET, HARLESDEN, LONDON NW10 4LX	Freehold	0.012	50	£0			Map
retail	PEEL PRECINCT 16 TO 24	16 TO 24 PEEL PRECINCT, KILBURN, LONDON NW6 5BS	Freehold	0.072	50	£288,000			Map
retail	PRINCE OF WALES PUBLIC HOUSE	11 CAMBRIDGE GARDENS, LONDON NW6 5AE	Freehold	0.031	50	£6,250		£11	Map
retail	SHIRLAND ROAD SHOPS	197, 199, 201, 203 & 205 SHIRLAND ROAD, MAIDA HILL, LONDON W9 3EX	Freehold	0.023	50	£2,000			Map
retail	SHOPS 291 TO 301	291 KILBURN LANE, MAIDA HILL, LONDON W9 3EG	Freehold	0.04	50	£8,402		£0	Map
retail	SHOPS 379 TO 381	379 TO 383 KILBURN HIGH ROAD, KILBURN, LONDON NW6 7QE	Freehold	0.017	50	£17,000			Map
retail	SHOPS 41 & 43	41 & 43 KILBURN HIGH ROAD, KILBURN, LONDON NW6 5SB	Freehold	0.029	50	£2,002		£1	Map
retail	SHOPS UNDER SOLIDARITY HOUSE	18A TO 18 F HIGH ROAD, WILLESDEN, LONDON NW10 2QD	Freehold	0.067	50	£5,000		£100	Map
retail	SICKLE CELL SOCIETY	54 STATION ROAD, HARLESDEN, LONDON NW10 4UA	Freehold	0.012	50	£10,000			Map
retail	SIR ROBERT PEEL FORMER	15 PEEL PRECINCT, KILBURN, LONDON NW6 5RE	Freehold	0.028	391	£0			Map
retail	The Quadrant - Five Shop Units	43831 THE QUADRANT, NORTH KENSINGTON, LONDON W10 4AL	Freehold	0.026	50	£48,000		£0	Map
retail	WILLESDEN LANE 27 TO 31 (ODD) SHOPS	27 TO 31 WILLESDEN LANE, KILBURN, LONDON NW6 7RD	Freehold	0.072	50	£6,000		£1	Map
School	ADE ADEPITAN SHORT BREAK CENTRE	GROVE PARK, KINGSBURY, LONDON NW9 0JH	Freehold	0.12	674	£2,016,054			Map
School	ANSON PRIMARY SCHOOL	ANSON ROAD, LONDON NW2 2AB	Freehold	0.654	1733	£4,941,309			Map
School	ASHLEY GARDENS	ASHLEY GARDENS, WEMBLEY, LONDON HA9 8NP	Freehold	0.261	491	£1,998,133		£1	Map
School	BARHAM PRIMARY SCHOOL	DANETHORPE ROAD, LONDON HA0 4RQ	Freehold	2.231	3541	£11,789,184			Map
School	BRAINTCROFT PRIMARY SCHOOL	WARREN ROAD, LONDON NW2 7LL	Freehold	2.054	3488	£5,446,434			Map
School	BRENT RIVER COLLEGE	0364A STAG LANE, LONDON NW9 9AE	Freehold	0.126	827.4	£808,639			Map

London Borough of Brent Property List

OccupancyUsage	PROPERTY	ADDRESS	TENURE	SITE AREA (ha)	FLOOR AREA (sq m)	ASSET VALUE	LEASE EXPIRY	INCOME	MAPPING
School	BRENTFIELD PRIMARY SCHOOL	MEADOW GARTH, LONDON NW10 8HD	Freehold	0.94	2222	£6,546,943			Map
School	BYRON COURT PRIMARY SCHOOL	SPENCER ROAD, LONDON HA0 3SF	Freehold	1.74	2485	£4,673,253			Map
School	CAPITAL CITY ACADEMY	DOYLE GARDENS, LONDON NW10 3ST	Freehold	5.043		£23,000		£0	Map
School	CARLTON VALE INFANT SCHOOL	MALVERN ROAD, LONDON NW6 5PU	Freehold	0.297	1479	£3,376,774			Map
School	CHALKHILL PRIMARY SCHOOL	BARNHILL ROAD, LONDON HA9 9YP	Freehold	0.894	3502	£7,867,041			Map
School	COLLEGE GREEN NURSERY SCHOOL	161 COLLEGE ROAD, WILLESDEN, LONDON NW10 3PH	Freehold	0.162	610.05	£1,549,704			Map
School	COPLAND ARK ELVIN ACADEMY	HIGH ROAD, WEMBLEY, LONDON HA9 7DU	Freehold	7.005	14676	£7,300,000			Map
School	CREST ACADEMY	0 CREST ROAD, LONDON NW2 7SN	Freehold	2.413	12359	£1			Map
School	DONNINGTON PRIMARY SCHOOL	UFFINGTON ROAD, LONDON NW10 3TL	Freehold	0.558	1563	£4,312,619			Map
School	ELSLEY PRIMARY SCHOOL	TOKYNGTON AVENUE, LONDON HA9 6HT	Freehold	2.229	2342	£6,565,127			Map
School	FRYENT PRIMARY SCHOOL	CHURCH LANE, LONDON NW9 8JD	Freehold	1.596	3597	£11,997,200			Map
School	GLADSTONE PARK PRIMARY SCHOOL	SHERRICK GREEN ROAD, LONDON NW2 1LB	Freehold	0.845	3531	£20,000			Map
School	HARLESDEN PRIMARY SCHOOL	ACTON LANE, LONDON NW10 8AT	Freehold	0.619	1517	£7,431,957			Map
School	KINGSBURY GREEN PRIMARY SCHOOL	OLD KENTON LANE, LONDON NW9 9ND	Freehold	3.738	2026	£10,293,441			Map
School	Kingsbury Manor	288A KINGSBURY ROAD, KINGSBURY, London NW9 9HA	Freehold	0.235	631.5	£590,000			Map
School	LEOPOLD PRIMARY ANNEXE	BRENTFIELD ROAD, STONEBRIDGE, LONDON NW10 8HE	Freehold	0.593	1000	£5,375,960			Map
School	LEOPOLD PRIMARY SCHOOL	OLDFIELD ROAD, LONDON NW10 9UR	Freehold	0.465	3946	£6,735,395			Map
School	LYON PARK SCHOOL	VINCENT ROAD, LONDON HA0 4HH	Freehold	0.719	4389	£9,137,994			Map
School	MALOREES INFANT SCHOOL	CHRISTCHURCH AVENUE, LONDON NW6 7PB	Freehold	1.055	2670	£4,535,786			Map
School	MALOREES JUNIOR SCHOOL	CHRISTCHURCH AVENUE, LONDON NW6 7PB	Freehold	1.271	1454	£3,215,088			Map


London Borough of Brent Property List

OccupancyUsage	PROPERTY	ADDRESS	TENURE	SITE AREA (ha)	FLOOR AREA (sq m)	ASSET VALUE	LEASE EXPIRY	INCOME	MAPPING
School	MANOR SCHOOL	CHAMBERLAYNE ROAD, LONDON NW10 3NT	Freehold	0.394	3578	£8,250,561			Map
School	MITCHELLBROOK PRIMARY SCHOOL	BRIDGE ROAD, LONDON NW10 9BX	Freehold	0.635	3444	£7,923,365			Map
School	MORA PRIMARY SCHOOL	MORA ROAD, LONDON NW2 6TD	Freehold	0.564	3010	£5,178,710			Map
School	MOUNT STEWART INFANT SCHOOL	CARLISLE GARDENS, LONDON HA3 0JX	Freehold	1.339	3813	£11,282,874			Map
School	NEWFIELD PRIMARY SCHOOL	LONGSTONE AVENUE, HARLESDEN, LONDON NW10 3UO	Freehold	0.601	1477	£7,682,288			Map
School	NORTHVIEW PRIMARY SCHOOL	NORTHVIEW CRESCENT, LONDON NW10 1RD	Freehold	0.605	1335	£2,854,977			Map
School	OLIVER GOLDSMITH PRIMARY SCHOOL	CONISTON GARDENS, KINGSBURY, LONDON NW9 OBD	Freehold	1.234	2972	£7,765,991			Map
School	PARK LANE PRIMARY SCHOOL	PARK LANE, LONDON HA9 7RY	Freehold	0.418	1711	£5,190,958			Map
School	PHOENIX ARCH SCHOOL	DRURY WAY, LONDON NW10 0NQ	Freehold	0.356	1099	£2,080,621			Map
School	POPLAR GROVE CENTRE	POPLAR GROVE, WEMBLEY, LONDON HA9 9DB	Freehold	0.172	1291.4	£2,655,770			Map
School	PRESTON PARK PRIMARY SCHOOL	COLLEGE ROAD, LONDON HA9 8RJ	Freehold	2.081	3476	£13,736,203			Map
School	PRINCESS FREDERICA CE PRIMARY SCHOOL	COLLEGE ROAD, LONDON NW10 5TP	Freehold	0.418	3065	£18,725			Map
School	ROE GREEN SCHOOL	PRINCES AVENUE, LONDON NW9 3JL	Freehold	1.249	4046	£11,562,095			Map
School	ROE GREEN SCHOOL STRATHCONA	5 STRATHCONA ROAD, WEMBLEY, LONDON HA9 8XT	Freehold	0.488	1567.1	£1,403,399			Map
School	SALUSBURY PRIMARY SCHOOL	SALUSBURY ROAD, LONDON NW6 6RG	Freehold	0.503	4229	£4,631,786			Map
School	ST MARY'S RC PRIMARY SCHOOL	CANTERBURY ROAD, LONDON NW6 5ST	Freehold	1.063	2880	£2,060,800			Map
School	STONEBRIDGE PRIMARY ANNEXE	HILLSIDE, STONEBRIDGE, LONDON NW10 0ST	Freehold	0.587	1628.7	£1,252,832			Map
School	THE STONEBRIDGE SCHOOL	SHAKESPEARE AVENUE, LONDON NW10 8NG	Freehold	1.364	3082	£5,073,336			Map
School	THE VILLAGE SCHOOL	GROVE PARK, KINGSBURY, LONDON NW9 0JY	Freehold	0.1	1000	£23,719,336			Map
School	UXENDON MANOR PRIMARY SCHOOL	VISTA WAY, LONDON HA3 0SH	Freehold	2.674	2724	£8,213,619			Map

London Borough of Brent Property List

OccupancyUsage	PROPERTY	ADDRESS	TENURE	SITE AREA (ha)	FLOOR AREA (sq m)	ASSET VALUE	LEASE EXPIRY	INCOME	MAPPING
School	WEMBLEY PRIMARY SCHOOL	EAST LANE, LONDON HA9 7NW	Freehold	1.501	3538	£9,632,807			Map
School	WYKEHAM PRIMARY SCHOOL	ABOYNE ROAD, LONDON NW10 0EX	Freehold	1.58	5003	£9,172,745			Map
Sports Hall	BRIDGE PARK SPORTS CENTRE & UNITS	1 to 38 BRIDGE PARK CENTRE, STONEBRIDGE, LONDON NW10 ORG	Freehold	1.363	8087	£3,420,757		£119,412	Map
Sports Hall	VALE FARM SPORTS CENTRE	WATFORD ROAD, LONDON HA0 3HG	Freehold	6.14	5057.7	£5,305,034			Map
Sports Hall	WILLESDEN SPORTS CENTRE AND STADIUM	DONNINGTON ROAD, WILLESDEN, LONDON NW10 3QX	Freehold	4.342	6246	£13,891,677		£0	Map
Sub-station	GAS PRESSURE STATION OPP 48	OPP 48 OLD CHURCH LANE, KINGSBURY, LONDON NW9 8TG	Freehold	0.034		£62,500		£502	Map
Youth Facilities	GRANVILLE PLUS CENTRE	GRANVILLE ROAD, KILBURN, LONDON NW6 5RA	Freehold	0.211	1730.3	£3,251,672		£5,195	Map
Youth Facilities	ROUNDWOOD YOUTH CENTRE	LONGSTONE AVENUE, HARLESDEN, LONDON NW10 3UE	Freehold	0.427	1138.7	£5,424,271			Map

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 Brent	Resources and Public Realm Scrutiny Committee 21 February 2018
	Report from the Director of Performance, Policy & Partnerships
Scope for task group on financial viability assessments	

Wards Affected:	All
Key or Non-Key Decision:	N/A
Open or Part/Fully Exempt: <small>(If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)</small>	Open
No. of Appendices:	1
Background Papers:	N/A
Contact Officer(s): <small>(Name, Title, Contact Details)</small>	Amina Khatun Senior Policy & Scrutiny Officer Amina.khatun@brent.gov.uk 020 8937 3151

1.0 Purpose of the Report

1.1 This report sets out the proposed scope for a task group on the use of financial viability assessments for developments in Brent.

2.0 Recommendation(s)

2.1 Members of the Resources & Public Realm Scrutiny Committee are asked to agree the scope and terms of reference for the task group attached as Appendix A.

3.0 Detail

3.1 The scope draws together issues around financial viability of housing developments. There are concerns and some evidence suggesting that viability assessments are a block to building more affordable houses, and therefore are in need of reform.

3.2 Many affordable homes are delivered through the Section 106 (S106) system, also known as 'planning obligations', where developers are required to provide

a proportion of homes as affordable, as part of a housing development granted planning permission.

- 3.3 All planning decisions for developments are underpinned by national, regional and local policies. The National Planning Policy Framework (NPPF) states that plans must be deliverable, and that “[t]o ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.”
- 3.4 This has led to the rise of financial viability assessments being used by developers to negotiate reductions in the proportions of affordable homes they are obliged to provide in developments, and therefore increased profits. These are financial appraisals conducted on planned housing developments, which estimate the amount of cost to a developer for building homes, and the profit they will make from selling them. When profit levels are too low, the scheme can be considered ‘non-viable’ – which means the development might not proceed. The local authority may then decide to decrease the proportion of affordable housing required, as well as other contributions for local infrastructure, in order to increase the developer’s profit to a viable level.
- 3.5 There are genuine and unforeseen reasons when developments are unviable. However, research by Shelter raises concerns that assessments are being used beyond such cases. This cites data from 2015-16, showing that they were submitted on 44% of new housing schemes across nine English cities, and are “cutting affordable homes by 79%”. Where viability assessments have been used, new housing sites achieved just 7% of affordable housing, in comparison to the required average of 28% of new homes intended to be affordable.
- 3.6 Along with the consequences for the delivery of affordable homes, other areas of concern include transparency (as the assessments are normally confidential); and the fact that the methodology and judgements of the assessments are, to a large extent, in the hands of developers themselves. As they become normalised, they also become an essential tool for developers to remain competitive with each other.
- 3.7 These concerns are shared by members in Brent, where delivery of affordable housing is a major objective for the council, and there is evidence that the use of viability assessments reduces this. Therefore, the committee intends to form a task group to investigate this issue and develop recommendations. Its terms of reference will be:
- To understand the national policy context of subsidising housing and barriers and solutions to affordable house building.
 - Gather data on Brent’s affordable housing levels and make comparisons with other boroughs.
 - Evaluate the effectiveness of current Brent viability policies against the Mayor’s new proposals, as well as those being discussed by the Government.

- Highlight case studies where Brent has been successful in building affordable homes, as in the case of South Kilburn, and spot light target areas.
- Learn from other case studies of good practice across the nation.
- Investigate Brent's own viability assessment application process to make any meaningful improvements.
- Explore the option of Brent becoming a developer, as in the case of Birmingham City Council.

3.8 It should be noted that, as this task group is being created near the end of the municipal year, it will report its findings in the next.

4.0 Financial Implications

4.1 There are no implications.

5.0 Legal Implications

5.1 There are no implications.

6.0 Equality Implications

6.1 There are no implications.

7.0 Consultation with Ward Members and Stakeholders

7.1 There are no implications.

8.0 Human Resources/Property Implications (if appropriate)

8.1 There are no implications.

Report sign off:

PETER GADSDON

Director of Performance Policy &
Partnerships.

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Scrutiny Task Group Scoping Paper

Resources and Public Realm Scrutiny Committee

Brent Development Viability – affordable housing

Background

This scoping document draws together issues around financial viability of housing developments. There are concerns and some evidence suggesting that viability assessments are a block to building more affordable houses, and therefore are in need of reform.

Many affordable homes are delivered through the Section 106 (S106) system, also known as 'planning obligations.' S106 agreements are part of the planning system, and derive from the 1990 Town and Country Planning Act. In summary, developers are required to provide a proportion of homes as affordable, as part of a housing development, secured through the S106 system.

Across the country, between 2007-08 and 2011-2012, S106 delivered an average of 27,000 homes a year – amounting to 53% of all new affordable homes. This compares to 2012-13 and 2015-16, when S106 delivered 38% of the new affordable homes built in England, providing an average of 17,000 additional affordable homes each year. A report by Shelter notes that the root of this change lies in reforms to the planning system introduced in 2012.

All planning decisions for developments are underpinned by national, regional and local policies. This comprises the National Planning Policy Framework (NPPF)¹, the current London Plan² and the draft revised London Plan³. Additionally, Brent has its own policies outlining its vision and economic conditions which guide local planning decisions, these can be found in the Core Strategy 2010 and Development Management Policies 2016⁴, along with the Sudbury Neighbourhood Plan⁵.

The NPPF states that plans must be deliverable. Most notably, paragraph 173 states: *“To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, **provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.**”*

This has led to the rise of financial viability assessments being used by developers to negotiate reductions in the proportions of affordable homes they are obliged to provide in developments, and therefore increased profits..

Definition of Affordable housing

Affordable Housing is used differently in certain contexts, however its actual definition in planning terms is set out in Annex 2: Glossary of the NPPF.

Affordable housing is social rented, affordable rented and intermediate housing (see para 3.61), provided to eligible households whose needs are not met by the market. Eligibility

¹ NPPF, (2012), available online at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² London plan (2016), available online at: <https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan/london-plan-2016-pdf>

³ Draft revised London Plan (2018), available online at: <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan>

⁴ Brent Development Management policies, available online at: <https://www.brent.gov.uk/services-for-residents/planning-and-building-control/planning-policy/local-plan/development-management-policies/>

⁵ Sudbury Neighbourhood Plan, available online at: <https://www.brent.gov.uk/services-for-residents/planning-and-building-control/planning-policy/neighbourhood-planning/sudbury-town-residents-association/>

is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision⁶ (see link in footnotes for fuller definition).

National and regional context

What are viability assessments?

Viability assessments are financial appraisals conducted on planned housing developments, which estimate the amount of cost to a developer for building homes, and the profit they will make from selling them. When profit levels are too low, the scheme can be considered 'non-viable' – which means the development might not proceed. The local authority may then decide to decrease the proportion of affordable housing required, as well as other contributions for local infrastructure, in order to increase the developer's profit to a viable level.

The 2012 NPPF has defined viability as 'providing competitive returns', which has been commonly interpreted to mean at least a 20% profit margin⁷.

There are genuine and unforeseen reasons when developments are unviable. A developer could make a loss when, for example, a site has an unusually high remediation charge that was not identified in earlier surveys, removing the incentive to build. However, research by Shelter raises concerns that assessments are being used beyond such cases. This cites data from 2015-16, showing that they were submitted on 44% of new housing schemes across nine English cities, and are "cutting affordable homes by 79%⁸". Where viability assessments have been used, new housing sites achieved just 7% of affordable housing, in comparison to the required average of 28% of new homes intended to be affordable.⁹

Along with the consequences for the delivery of affordable homes, other areas of concern include transparency (as the assessments are normally confidential); and the fact that the methodology and judgements of the assessments are, to a large extent, in the hands of developers themselves. As they become normalised, they also become an essential tool for developers to remain competitive with each other.

The Government has acknowledged some issues with viability assessments, and in its recent Consultation Paper 'Fixing Our Broken Housing Market', it proposes a standardised approach to assessing viability and strengthening the viability of the local plan, so that after the plan is adopted, a developer cannot use an application that does not comply with policies and claim viability reasons.

The GLA's recent 'Affordable Housing and Viability Supplementary Planning Guidance'¹⁰ puts forward a new 'fast track approach', whereby if 35% is being approached then a financial viability assessment would not be required, but a review mechanism for later in the sites development would be. This proposal has been generally well received across London by both the public and private sector. For example, Lambeth Council gave support for the proposed threshold to viability. The Draft SPG also provided more guidance on viability assessments, aiming to

⁶ GLA, 2017, available online at <https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan/london-plan-chapter-3/policy-310-definition>

⁷ Shelter report, (2017), available online at:

https://england.shelter.org.uk/professional_resources/policy_and_research/policy_library/policy_library_folder/report_slipping_through_the_loophole_how_viability_assessments_are_reducing_affordable_housing_supply_in_england pg 5-6

⁸ Ibid, pg 6

⁹ Ibid

¹⁰ (2017) available online here: <https://www.london.gov.uk/what-we-do/housing-and-land/homes-londoners/what-homes-londoners>

establish a standardised approach. Lambeth is in support of this proposal¹¹. Kensington and Chelsea borough also intends to adopt the approach¹².

Brent position

Brent's 'Development Management Policy' states that any developments proposing less than 50% affordable housing, on a development of more than 10 units, require developers to submit a financial viability assessment to demonstrate that it is 50% not economically viable.

The GLA's fast track sets a threshold of 35% for not requiring a viability assessment, and the council is considering whether or not to offer this.

Brent has two officers trained in viability, but commissions an independent expert to review an applicant's financial viability assessment, and advise on if the proposed level of affordable housing is reasonably required to keep the scheme viable. This enables the council to challenge and negotiate on the findings of these.

There are different forms of affordable housing, requiring different levels of subsidy. The greater the subsidy (and therefore the lower the rent), the lower the number that is likely to be provided. Depending on local circumstances, in some cases the council judges that fewer, but more affordable tenures are required rather than a greater number, but higher rental, units.

Currently, viability assessments are not generally made public. However, this is now changing following case law and the GLA's guidance that they ought to be in the public domain, to increase trust in the system. However, developers will have a chance to say what, if anything, in the financial viability assessments is commercially confidential and should not be made public. Brent has so far chosen not to publish viability assessments, although this is now proposed.

Case studies

Research suggests that there are variations in local policies and practices. Some councils such as Cambridge have developed effective strategies for limiting the use of viability assessments, supported by demand from developers to build there. Manchester has provided developers clear grounds for making viability applications in their local planning policies and guidance¹³.

¹¹ Lambeth Viability Planning Document, 2018, available online at <https://moderngov.lambeth.gov.uk/ieDecisionDetails.aspx?AllId=34794>

¹² Kensington and Chelsea Local Plan Partial Review (2018), available online at: <https://www.rbkc.gov.uk/planning-and-building-control/planning-policy/local-plan/local-plan>

¹³ Shelter report, (2017), available online at:

https://england.shelter.org.uk/professional_resources/policy_and_research/policy_library/policy_library_folder/report_slipping_through_the_loophole_how_viability_assessments_are_reducing_affordable_housing_supply_in_england

Local authority affordable housing data (2015-16)

Region	Schemes	Homes	% Affordable housing achieved	Affordable housing shortfall
BIRMINGHAM	Birmingham has an affordable housing policy of 35%			
Viability used	20	2916	1%	1003
Viability not used	12	876	36%	-8
BRENT	Brent has an affordable housing policy of 50%			
Viability used	5	612	25%	153
Viability not used	5	73	51%	-1
BRISTOL	Bristol has an affordable housing policy of 20-40%			
Viability used	8	746	8%	196
Viability not used	7	384	30%	3
CAMBRIDGE	Cambridge has an affordable housing policy of 40%			
Viability used	0	0	0%	0
Viability not used	6	438	38%	7
LEEDS	Leeds has an affordable housing policy of 5-35%			
Viability used	8	1654	8%	338
Viability not used	20	1897	17%	-91
LEICESTER	Leicester has an affordable housing policy of 15-30%			
Viability used	2	115	0%	17
Viability not used	4	85	27%	-6
MANCHESTER	Manchester has an affordable housing policy of 20%			
Viability used	17	2362	0%	472
Viability not used	24	1911	11%	178
NEWCASTLE	Newcastle has an affordable housing policy of 15%			
Viability used	1	280	0%	42
Viability not used	10	923	37%	-202
OXFORD	Oxford has an affordable housing policy of 50%			
Viability used	0	0	0%	0
Viability not used	6	497	32%	92
SOUTHWARK	Southwark has an affordable housing policy of 35%			
Viability used	8	1233	26%	117
Viability not used	3	144	19%	23
KENSINGTON & CHELSEA	Kensington & Chelsea has an affordable housing policy of 50%			
Viability used	10	326	0%	163
Viability not used	3	58	0%	29

(Shelter 2017, p15 and 26))

Affordable housing supply from 2013-2015 for London boroughs (%)

	Total net conventional affordable completions	Total net conventional affordable completions	Total net conventional affordable completions	Total	Affordable as % of total net conventional supply	Affordable as % of total net conventional supply	Affordable as % of total net conventional supply	All years
	FY2013	FY2014	FY2015		FY2013	FY2014	FY2015	
Barking and Dagenham	588	14	325	927	68%	3%	41%	43%
Barnet	285	359	143	787	27%	26%	9%	20%
Bexley	166	170	-329	7	31%	21%	354%	1%
Brent	243	706	52	1001	35%	44%	5%	30%
Bromley	140	-62	10	88	20%	-15%	1%	5%
Camden	202	64	182	448	37%	12%	19%	22%
City of London	24	0	0	24	6%	0%	0%	3%
Croydon	179	638	376	1193	14%	42%	18%	25%
Ealing	185	59	239	483	25%	7%	22%	18%
Enfield	164	102	52	318	31%	25%	8%	20%
Greenwich	679	298	786	1763	50%	23%	45%	40%
Hackney	354	498	145	997	35%	31%	18%	29%
Hammersmith and Fulham	229	173	35	437	21%	20%	10%	19%
Haringey	150	453	0	603	33%	56%	0%	40%
Harrow	33	96	-94	35	11%	23%	-10%	2%
Havering	282	392	576	1250	35%	54%	40%	42%
Hillingdon	93	87	96	276	15%	9%	13%	12%
Hounslow	129	401	212	742	13%	37%	42%	29%
Islington	358	223	222	803	28%	26%	22%	25%
Kensington and Chelsea	164	53	67	284	70%	7%	20%	21%
Kingston upon Thames	84	132	-7	209	32%	25%	-3%	20%
Lambeth	346	361	143	850	30%	26%	11%	22%
Lewisham	155	418	211	784	22%	29%	14%	21%
Merton	138	94	65	297	30%	20%	11%	20%
Newham	503	568	423	1494	25%	29%	29%	28%
Redbridge	2	17	0	19	1%	7%	0%	3%
Richmond upon Thames	109	5	99	213	29%	2%	19%	18%
Southwark	483	109	121	713	29%	9%	9%	17%
Sutton	49	180	9	238	13%	38%	2%	19%
Tower Hamlets	213	722	851	1786	13%	32%	35%	28%
Waltham Forest	3	281	671	955	1%	41%	69%	47%
Wandsworth	224	144	516	884	19%	15%	19%	18%
Westminster	47	48	176	271	9%	7%	19%	12%
Total:	7003	7803	6373	21179	27%	26%	20%	24%

(London Datasets, 2018)

Scope of work

Rationale

According to the data above, where viability assessments had been required the delivery of affordable housing has been significantly lower (25%) than where they had not (51%). Due to the factors set out in the preceding sections, members of the Resources & Public Realm Scrutiny Committee have expressed concerns that the current use of viability assessments is inhibiting delivery of more affordable houses.

Purpose

The task group will add value to Brent's planning policies and initiatives to identify ways to prevent viability concerns creating an unnecessary blockage to the council achieving its target for building affordable homes. It will also seek to provide greater transparency regarding the effects viability assessments can have, for the benefit of residents.

Scope of work

The task and finish group will meet up to three times to take evidence from relevant witnesses and consulting key policies and strategies, with a view to producing a detailed report and a set of recommendations for cabinet which examines the national, regional and local context, along with learning from other councils.

Given that the council is already considering adopting proposals from the Draft London Plan and SPG regarding viability assessments, the task group will investigate this. It will also examine the Government's proposals for standardised viability assessments and the viability of local plans.

Sources of evidence will therefore include:

National Planning Policy Framework (NPPF)¹⁴,

- the current London Plan¹⁵
- the draft revised London Plan¹⁶. Brent Core Strategy 2010 and Development Management Policies 2016¹⁷,
- Shelter's 2017 report 'Slipping through the loophole: How viability assessments are reducing affordable housing supply in England'
- The GLA's 'Affordable Housing and Viability Supplementary Planning Guidance'
- Government Consultation Paper 'Fixing Our Broken Housing Market'
- Developers
- Planning officers
- Housing officers
- Other councils.

¹⁴ NPPF, (2012), available online at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹⁵ London plan (2016), available online at: <https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan/london-plan-2016-pdf>

¹⁶ Draft revised London Plan (2018), available online at: <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan>


¹⁷ Brent Development Management policies, available online at: <https://www.brent.gov.uk/services-for-residents/planning-and-building-control/planning-policy/local-plan/development-management-policies/>

Appendix A

Terms of Reference

- To understand the national policy context of subsidising housing and barriers and solutions to affordable house building.
- Gather data on Brent's affordable housing levels and make comparisons with other boroughs.
- Evaluate the effectiveness of current Brent viability policies against the Mayor's new proposals, as well as those being discussed by the Government.
- Highlight case studies where Brent has been successful in building affordable homes, as in the case of South Kilburn, and spot light target areas.
- Learn from other case studies of good practice across the nation.
- Investigate Brent's own viability assessment application process to make any meaningful improvements.
- Explore the option of Brent becoming a developer, as in the case of Birmingham City Council.

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 Brent	Resources and Public Realm Scrutiny Committee 21 February 2018
	Report from the Director of Performance, Policy & Partnerships
Update on Resources and Public Realm Scrutiny Committee 2017-18 Work Programme	

Wards Affected:	All
Key or Non-Key Decision:	N/A
Open or Part/Fully Exempt: <small>(If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)</small>	Open
No. of Appendices:	1
Background Papers:	N/A
Contact Officer(s): <small>(Name, Title, Contact Details)</small>	Amina Khatun Senior Policy & Scrutiny Officer Amina.khatun@brent.gov.uk 020 8937 3151

1.0 Purpose of the Report

1.1 This report updates the Resources and Public Realm Scrutiny Committee’s draft work programme for the remainder of 2017-18. The work programme covers a broad range of items and policy areas across corporate resources, regeneration and environment, transport and community safety and was selected by members of the committee based on criteria for effective scrutiny. It also sets out the remit for the committee and its responsibilities for scrutiny.

2.0 Recommendation(s)

2.1 Members are asked to agree changes to the work programme set out in Appendix A.

3.0 Detail

3.1 Scrutiny is a member-led process which looks at the performance of Brent Council and other organisations in the borough to ensure that they deliver good quality services to local residents. The role is to challenge effectively and the committee endorses the principles of effective scrutiny which have been

developed by the Centre for Public Scrutiny. They are to provide a 'critical friend' challenge to Cabinet, be independent-minded, drive improvement in public services, and finally to provide a voice for concerns of the public and Brent's communities. The committee sets out to do this in a constructive way.

2017-18 work programme

- 3.2 In order to scrutinise effectively and to co-ordinate its activities with the Cabinet's forward plan of decision-making the committee agreed its own work programme for 2017-18. These included the items it would discuss at committee and its task groups for the municipal year.
- 3.3 Members decided on items which best suit the criteria for effective scrutiny in Brent. It is up to the committee to select the items for inclusion in its work programme, however ideas were brought together from a number of sources to assist members in their choices.
- 3.4 Ideas included suggestions from service areas, performance and budget monitoring information, the Cabinet forward plan. There are also a number of statutory items which have to be on the committee's work programme such as annual complaints report and the annual report on the Safer Brent Partnership. The work programmes remain fluid with the flexibility to prioritise items of significant borough wide importance, and where officers and the chair agree changes.
- 3.5 As members of the committee will be aware, the originally-scheduled task group report on community cohesion will not be on the agenda for March 2018, as the task group did not proceed due to the delay to work on the next Stronger Communities strategy. Therefore the committee has three items on its agenda for March
- the annual Safer Brent partnership report;
 - engagement and consultation review; and
 - an update on the small and medium enterprise task group.
- 3.6 As noted in the report on the scope for the proposed task group on viability assessments elsewhere on this agenda, that task group will report to the committee in the next municipal year.

4.0 Financial Implications

- 4.1 There are no implications.

5.0 Legal Implications

- 5.1 There are no implications.

6.0 Equality Implications

- 6.1 There are no implications.

7.0 Consultation with Ward Members and Stakeholders

7.1 There are no implications.

8.0 Human Resources/Property Implications (if appropriate)

8.1 There are no implications.

Report sign off:

PETER GADSDON

Director of Performance Policy &
Partnerships.

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Resources and Public Realm Scrutiny Committee Work Programme 2017-18

Tuesday 11 July 2017

Agenda Rank	Item	Details	Cabinet Member/Member	Brent Council/Partner organisations
1.	Resources & Public Realm Scrutiny committee 2017-18 Forward Plan	Committee to review and agree programme of work and forward plan for 2017-18	Cllr Matt Kelcher, Chair of the R&PR Scrutiny Committee	Peter Gadsdon, Director of Performance, Policy and Partnerships
2.	Scrutiny Annual Report 2016/17	Committee to review and agree the 2016-17 annual report for publishing	Cllr Matt Kelcher, Chair of the R&PR Scrutiny Committee	Peter Gadsdon, Director of Performance, Policy and Partnerships
3.	Strategic overview of the Council's Funding	A presentation on the council's wider funding and what the council is planning to do to adapt to changes in the way local government is funded	Cllr Margaret McLennan, Deputy Leader	Althea Loderick, Strategic Director of Resources
4.	Food banks and poverty Task Group Scoping Report	Scoping document on Poverty task group, to be approved by committee.	Cllr Margaret McLennan, Deputy Leader Cllr Roxane Mashari, Task Group Chair	Peter Gadsdon, Director of Performance, Policy and Partnerships

Tuesday 5 September 2017

Agenda	Item	Details	Cabinet Member/Member	Brent Council/Partner organisations
1.	Outcome Based Reviews (OBR's)	<p>Update from 2016-17 OBRs</p> <ul style="list-style-type: none"> • Employment Support & Welfare • Regeneration <p>Emerging findings from 2017-18 OBRs</p> <ul style="list-style-type: none"> • Gangs • Domestic Abuse <p>Also review how the OBRs process has worked</p>	<p>Cllr Shama Tatler, Cabinet Member Regeneration, Growth, Employment & Skills</p> <p>Cllr Tom Miller, Cabinet Members Stronger Communities</p>	Peter Gadsdon, Director of Performance, Policy and Partnerships
2.	Follow up review on Brent high street initiatives	<p>A report on how uniformed litter patrol officers are performing after being brought in-house.</p> <p>An analysis on how have the town centre managers performed since being appointed and how the Digital High Street project performed</p> <p>*Visit to high street(s) with managers to see how they work?</p>	<p>Cllr Eleanor Southwood, Cabinet Member Environment</p> <p>Cllr Shama Tatler, Cabinet Member Regeneration, Growth, Employment & Skills</p>	Amar Dave, Strategic Director of Regeneration and Environment
3.	Update on S106 and Community Infrastructure Task Group	A report (with RAG rating) providing an update on recommendations made by the task group in July 2016	Cllr Shama Tatler, Cabinet Member Regeneration, Growth, Employment & Skills	Amar Dave, Strategic Director of Regeneration and Environment
4.	Update on The Devolution of Business Rates Task Group	A report and RAG'ed report providing an update on recommendations made by the task group in November 2016	Cllr Margaret McLennan, Deputy Leader	Althea Loderick, Strategic Director of Resources

Tuesday 27 November 2017

Agenda	Item	Details	Cabinet Member/Member	Brent Council/Partner organisations
1.	Annual Report on Complaints 2016/17	Committee to receive update on the councils 2016-17 complaints performance.	Cllr Margaret McLennan, Deputy Leader	Peter Gadsdon, Director of Performance, Policy and Partnerships
2.	Update - South Kilburn Regeneration Programme	A report detailing in full the extent and nature of the collaboration between the council, the community and key stakeholders in the progression of the development of the Carlton and Granville Centres Site. This report will also provide an update on the twelve-month timetable.	Cllr Shama Tatler, Cabinet Member Regeneration, Growth, Employment & Skills	Amar Dave, Strategic Director of Regeneration and Environment
3.	Community access and vulnerable people	Analysis of access to all the residents of Brent, including digital provision and factors which make some customers and users "vulnerable".	Cllr Margaret McLennan, Deputy Leader Cllr Harbi Farah, Cabinet Member Housing and Welfare Reform	Althea Loderick, Strategic Director of Resources
4.	Trees Policy	Pre-scrutiny of forthcoming policy;	Cllr Eleanor Southwood	Amar Dave, Strategic Director of Regeneration and Environment
5.	Food banks and poverty Task Group Report	Finding and recommendations on the task group review of Food Banks and poverty.	Cllr Margaret McLennan, Deputy Leader Cllr Roxane Mashari, Task Group Chair	Peter Gadsdon, Director of Performance, Policy and Partnerships

Tuesday 9 January 2018

Agenda	Item	Details	Cabinet Member/Member	Brent Council/Partner organisations
1.	Budget Scrutiny Report	Committee to scrutinise and agree the Scrutiny Budget report for 2018-19, and to consider plans for the London retained business rates pool.	Cllr Margaret McLennan, Deputy Leader	Althea Loderick, Strategic Director of Resources Conrad Hall, Chief Finance Officer
2.	Digital Strategy channel shift	Analysis on the experience of our residents interacting with the Council; explanation of the Brent "Customer Promise" and customer service standards. Discussion, should we call people who use our services "customers" or "residents" or something else?	Cllr Margaret McLennan, Deputy Leader	Peter Gadsdon, Director of Performance, Policy and Partnerships Sadie East, Head of Transformation
3.	Recycling rates	Analysis of Brent's recycling rates. How does our performance compare to other authorities? What can we do reduce food waste in the recycling stream? What new technology could be deployed to improve recycling?	Cllr Eleanor Southwood Cabinet Member Environment	Amar Dave, Strategic Director of Regeneration and Environment Chris White, Operational Director of Environment Services
4.	Trading standards	Analysis on the role of trading standards in 2017. Are we targeting the correct areas? What do the public want trading standards to do?	Cllr Tom Miller, Stronger Communities	Amar Dave, Strategic Director of Regeneration and Environment Aktar Choudhury, Operational Director Regeneration Simon Legg, Senior Regulatory Service Manager

Wednesday 21 February 2018

Agenda	Item	Details	Cabinet Member/Member	Brent Council/Partner organisations
1.	Employment and employability in Brent	Invitation to the DWP to come to scrutiny. Analysis of their role, in partnership with the council, for boosting employment in Brent. Focus on the DWP Brent officers to provide context where possible, specifically about the Jobcentre closures in Brent and how impact will be mitigated.	Cllr Shama Tatler, Cabinet Member Regeneration, Growth, Employment & Skills	Amar Dave, Strategic Director of Regeneration and Environment Aktar Choudhury,,Operational Director Regeneration Matthew Dibben, Head of Employment, Skills and Enterprise
2.	Property and assets	Are we getting the most out of our assets? List of all property owned by the council for the committee. *Site visit to properties the Cttee identify as of interest ahead of the meeting	Cllr Muhammad Butt Leader	Althea Loderick, Strategic Director of Resources Sara Chaudhry, Head of Property
3.	Social regeneration	Analysis on whether Brent has policies for ensuring our regeneration projects have a positive social impact? What is our vision for the Wembley regeneration? *Visit to a regeneration project	Cllr Shama Tatler, Cabinet Member Regeneration, Growth, Employment & Skills	Amar Dave, Strategic Director of Regeneration and Environment Aktar Choudhury,,Operational Director Regeneration Jonathan Kay, Senior Regeneration Manager
4.	Task group scoping Report TBC	Scoping document for task group tbc, to be approved by committee.	Task Group Chair Cllr TBC	Mark Cairns, Policy and Scrutiny Manager

Monday 26 March 2018

Agenda	Item	Details	Cabinet Member/Member	Brent Council/External organisations
1.	Annual Safer Brent Partnership Report 2016/17	Annual report of the Safer Brent Partnership and update on community safety.	Cllr Tom Miller, Stronger Communities	Amar Dave, Strategic Director of Regeneration and Environment Karina Wane, Head of Community Protection Owain Richards, Brent Police
2.	Engagement and Consultation Review	A report on the emerging findings from the Engagement and Consultation review.	Cllr Margaret McLennan, Deputy Leader	Peter Gadsdon, Director of Performance, Policy and Partnerships Pascoe Sawyers, Head of Strategy & Partnerships Genevie George, Partnerships and Engagement Manager
3.	Update on The Small & Medium Enterprise Task Group	A report and RAG'ed report providing an update on recommendations made by the task group in May 2017.	Cllr Shama Tatler, Cabinet Member Regeneration, Growth, Employment & Skills	Amar Dave, Strategic Director of Regeneration and Environment Aktar Choudhury, Operational Director Regeneration Matthew Dibben, Head of Employment, Skills and Enterprise

Items suggested for 2018/2019 work programme:

- Risks and mitigations of Brexit task group.
- Waste management for flats, high-rise flats and estates.
- Invest-to-save opportunities for Trading Standards Services