



LONDON BOROUGH OF BRENT

MINUTES OF THE CABINET Monday 22 May 2017 at 6.00 pm

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

Also Present: Councillor Colwill

1. **Apologies for Absence**

None.

2. **Declarations of interests**

None.

3. **Minutes of the previous meeting**

RESOLVED:

That the minutes of the previous meeting, held on 24 April 2017, be approved as an accurate record of the meeting.

4. **Matters arising**

There were no matters arising.

5. **Petitions**

None.

6. **Appointments to Committees**

Councillor Butt drew Members' attention to the tabled proposed appointments to Cabinet Committees, Joint Committees and Outside Bodies and proposed appointments of Chairs and Vice-Chairs where necessary. It was **RESOLVED** that the following appointments to the Cabinet sub-committees be made:

HIGHWAYS COMMITTEE

FULL MEMBERS:

SOUTHWOOD (C)

TATLER (VC)
FARAH
HIRANI
M PATEL

SUBSTITUTE MEMBERS:

BUTT, MCLENNAN, MILLER

WEST LONDON ECONOMIC PROSPERITY BOARD

BRENT MEMBERS:

BUTT (C)

BRENT SUBSTITUTE:

TATLER

BARHAM PARK TRUST COMMITTEE

FULL MEMBERS:

MCLENNAN
HIRANI
FARAH
MILLER
SOUTHWOOD

SUBSTITUTE MEMBERS:

BUTT, TATLER, M PATEL

➤ **EXECUTIVE JOINT COMMITTEES**

JOINT COMMITTEE OF THE LONDON BOROUGHS OF LEWISHAM AND BRENT

BRENT FULL MEMBERS:

MCLENNAN
BUTT

LONDON COUNCILS GRANTS COMMITTEE (ASSOCIATED JOINT COMMITTEE)

BRENT MEMBERS:

MCLENNAN
BUTT (DEPUTY)

LONDON HOUSING CONSORTIUM

BRENT MEMBERS:

FARAH

PENSIONS CIV SECTORAL JOINT COMMITTEE

BRENT MEMBERS:

S CHOUDHARY
CRANE (DEPUTY)

➤ **OUTSIDE BODIES**

SOUTH KILBURN TRUST

BRENT MEMBERS:

CONNELY

7. **Order of Business**

RESOLVED that the order of business be amended as set up below.

8. **Any Other Urgent Business: Review of Community Asset Transfers Policy**

The paper recommended discontinuing the scheme by 31 May 2017. To delay could have resulted in the submission of further Expressions of Interest in Council assets which could have not been fully assessed prior to the June Cabinet meeting. As such, it would have not been in the organisation's interest to pursue such an application. At the current point in time there were no outstanding CAT applications under assessment.

RESOLVED:

- 8.1 With the agreement of the Chair and the permission of the Chair of the Resources and Public Realm Scrutiny Committee, the Review of Community Asset Transfers Policy Report be added to the agenda for urgent consideration.

Councillor Butt (Leader of the Council) welcomed Mr David Daniels and Ms Suzanne Morpurgo who addressed the Cabinet in relation to the Community Asset Transfers (CAT) policy. They emphasised the need to engage the community and to keep CAT in mind after the suspension of the policy as it affected real people who had invested time, commitment and efforts in applications they had prepared. In response, Councillor Tatler (Cabinet Member for Regeneration, Growth, Employment and Skills) said that she would be meeting with local communities. Councillor Butt explained that the CAT policy had been in place nationally since 2003 and had been further encouraged over subsequent years as means of achieving various key objectives, including active citizenship, improved wellbeing and economic regeneration. However, it was time to look into a different method of

asset transfer and Councillor Butt assured the Cabinet, Mr Daniels and Ms Morpurgo that consultation with the local community how to use assets would take place.

Councillor Tatler introduced the report which reviewed the operation of the Council's Community Asset Transfers (CAT) policy and its intended goals since 2015. Cabinet heard that the report looked at the fourteen applications received and explored the availability of further potential assets for transfer, taking into account the opinions of key stakeholders, third sector organisations who had showed interest or had been through a CAT application process, as well as external partners and officers of the Council. Councillor Tatler said that the existing CAT policy was not meeting its objectives and recommended that the Council discontinued the current CAT process in favour of marketing all Council assets in the established way.

RESOLVED:

8.2 The discontinuation of the Community Asset Transfer scheme from 31 May 2017 be approved.

8.3 A different method of asset transfer and community engagement be explored.

9. Brent Neighbourhood Community Infrastructure Levy (NCIL) Priorities 2017-2020

Councillor Tatler (Cabinet Member for Regeneration, Growth, Employment and Skills) introduced the report. She explained that the Community Infrastructure Levy (CIL) was a charge applied to eligible developments to help fund strategic (borough-wide) and neighbourhood infrastructure and address deficits that might otherwise be caused by development. She said that Brent's CIL had been in place since 1 July 2013 and that the aim of this report was to set priorities for the period 2017-2020, which would inform the expenditure of the neighbourhood element of the CIL. Councillor Tatler drew Members' attention to Appendix 1 which detailed the findings of a six-week consultation to determine neighbourhood priorities.

RESOLVED:

9.1 The recommended strategic priorities (2017-2020) for each CIL Neighbourhood be approved as follows:

- a) Harlesden CIL Neighbourhood: Town Centre & High Streets, Transport & Roads, Community Spaces & Cultural Facilities.
- b) Kilburn CIL Neighbourhood: Community Spaces & Cultural Facilities, Transport & Roads, Town Centre & High Streets.
- c) Kingsbury & Kenton CIL Neighbourhood: Transport & Roads, Town Centre & High Streets, Parks & Open Spaces.

d) Wembley CIL Neighbourhood: Transport & Roads, Town Centre & High Streets, Parks & Open Spaces, Community Spaces & Cultural Facilities.

e) Willesden CIL Neighbourhood: Town Centre & High Streets, Transport & Roads, Community Spaces & Cultural Facilities.

10. **Northwick Park Memorandum of Understanding**

Councillor Butt (Leader of the Council) introduced the Northwick Park – Memorandum of Understanding report. He explained that it had been related to approval of the One Council Public Estate Programme in Brent in January as Northwick Park had been part of it. He said that, if approved, the proposed Memorandum of Understanding would include four parties - The London Borough of Brent, The London North West Healthcare NHS Trust, The University of Westminster and Network Homes Limited, with The London Borough of Brent being the lead Partner. Councillor Butt emphasised that a Memorandum of Understanding was required to set out the key objectives of the project, the principles of collaboration, the governance structures that partners would put in place and the respective roles and responsibilities that partners would have during the project. He also mentioned that funding had been allocated to The London Borough of Brent to appoint consultants of behalf of the partnership. Councillor Butt outlined the specific aims of the project which included generation of capital receipts, reduction of running costs, creation of jobs and homes and integration of services which aligned with Brent's Corporate Plan 2015/16 and The Strategic Property Plan 2015-2018.

RESOLVED:

10.1 The contents, intentions and obligations of the Memorandum of Understanding be noted; and

10.2 Authority to execute the Memorandum of Understanding be agreed.

11. **Award of a Contract for Oracle Implementation Services**

Councillor McLennan (Deputy Leader of the Council) introduced the report which followed from an earlier Cabinet report dated 15 November 2016 which set out the options and proposals for the future of OneOracle systems support and hosting arrangements upon expiration of the current contract in July 2018. Councillor McLennan emphasised that this report updated Cabinet on developments since November 2016 and sought approval for award of a contract pursuant to the Council's decision to implement the option for future arrangements approved by Cabinet in November 2016. She informed Cabinet that work had been undertaken to progress the data transfer to a Brent hosted solution with work on the Capgemini lift and shift approach expected to take six to seven months which would be of much shorter timescale than a full rebuild of the OneOracle system. Councillor McLennan noted that other OneOracle partners (Barking and Dagenham, Croydon, Havering, Newham, Lambeth and Lewisham Councils) were still considering the option of Brent hosting and / or providing the system for them. However, potential income regarding the offer was set out in Appendix 1 to the Cabinet report.

In response to questions from Cabinet, Althea Loderick (Strategic Director for Resources) stated that the proposed arrangement would deliver significant savings to the Council.

RESOLVED

- 11.1 A waiver of the Council's Standing Orders for the award of contracts be granted to enable the direct award of a contract to Capgemini for system integration work and services;
- 11.2 The award of a contract to Capgemini to undertake system integration work and services as mentioned in paragraph 1.5 of the Cabinet report at an estimated contract value of £488k for the Brent element be approved. In addition, there is a minimum charge of approximately £25k for each of the other OneOracle partner Councils who choose to join Brent for system hosting, thus potentially an additional £150k, all of which will be met by the other Councils and is not a charge that Brent would need to be met from Brent budgets. Total potential value of the Capgemini contract overall is estimated at £650k if all other partner councils opt in.; and
- 11.3 The delegation of authority to the Strategic Director of Resources be authorised for the purpose of negotiation and agreement of:
 - a) terms of contract to be agreed with Capgemini as referred to in paragraph 2.2
 - b) matters of intellectual property rights (IPR) and licence of Capgemini IPR for Brent and other OneOracle partner authorities (and other authorities) which may wish to use Brent's IT services in future; and
 - c) terms of service to be offered by Brent and charging arrangements in relation to potential opportunities for Brent to provide hosting, support and archiving IT services to OneOracle partner authorities and other third party authorities.

12. Leasing of Unit 2 Marsh Road, Alperton HA9 1ES

Councillor Butt (Leader of the Council) introduced the report which outlined a proposal to grant a three-year lease to Loxam Access of Unit 2 Marsh Road, Alperton, HA9 1ES. He explained that the Loxam Access had been occupying the premises on a contracted out lease which did not provide the automatic right to renewal. Councillor Butt also spoke of some of the other options considered. It was considered whether Brent Transport Services (BTS) could use the space for bus parking and maintenance, but BTS had relocated Harrow Councillor's depot as part of a joint venture. The other option examined related to Veolia who had expressed interest in the property but only for use as open storage. However, Veolia already had a large depot along with Units 5 and 7 owned by Brent.

RESOLVED:

12.1 Authority be delegated to the Strategic Director Resources to finalise terms and complete the lease to Loxam Access in accordance with the details in the confidential Appendix to the Cabinet report.

13. Plot 3, Land East of Victoria Centre, Acton Lane, Park Royal – Land Acquisition, Design & Build Proposals

Councillor Hirani (Cabinet Member for Community Wellbeing) introduced the report which detailed the proposal for the purchase of a 141-apartment supported housing development on Plot 3, Land East of Victoria Centre, Acton Lane, Park Royal as shown on the plan at Appendix 2 to the Cabinet report. Councillor Hirani spoke about the other two options considered – ‘Scheme acquired by registered provider or another purchaser’ and ‘Do nothing’ and expressed concern that the risks associated with these outweighed the benefits of selecting one of them.

RESOLVED:

13.1 The acquisition of a 141-apartment supported housing development on Plot 3, Land East of Victoria Centre, Acton Lane, Park Royal from Hollybrook Ltd be approved for a package price as set out in Appendix 1 to the Cabinet report, subject to 1) an independent valuation, 2) independent cost report confirming value for money, 3) clean and marketable title, 4) satisfactory planning permission and 5) financial and legal due diligence.

13.2 Subject to acceptance of the Council’s offer for the site detailed in 2.1 above, authority be delegated to the Strategic Director Resources, in consultation with the Portfolio Lead Member, to finalise the terms of the proposed acquisition and enter any associated agreements and contracts.

13.3 The submission of an application to the Greater London Authority (GLA) for grant funding to offset the purchase cost and achieve affordable rents to maximise long-term sustainability be approved.

13.4 A capital budget that depending on the final negotiated figure would be up to £31m including the various fees, charges, taxes and additional social care requirements noted in Appendix 1 to the Cabinet report be approved.

14. Request for authority to sell properties purchased by the Council for PRS purposes to the Council’s wholly owned company ‘Investing 4 Brent’ for the discharge of homeless duty

Councillor Butt (Leader of the Council) introduced the report which sought approval of a request for authority to sell properties purchased by the Council for Private Rented Sector (PRS) purposes to the Council’s wholly owned company ‘Investing 4 Brent’. Councillor Butt informed Cabinet that the first purchase had taken place in September 2016 and that, as of 24 April 2017, thirty properties had been purchased from the market and three Council empty homes had been identified for sale to the new PRS Company. Councillor Butt drew Members’ attention to the fact that properties purchased by the Council for PRS purposes would be sold onward at no financial detriment to the Council. Councillor Butt said that Investing 4 Brent Ltd had

requested to change its name to I4B Holdings Ltd in order to support its branding in business activities outside the Borough.

RESOLVED:

- 14.1 The sale of residential properties purchased or identified by the Council for the Private Rented Sector programme to be sold to the new wholly owned company 'Investing 4 Brent' on the basis of the valuation methodology set out in this report be approved.
- 14.2 Authority be delegated to the Strategic Director of Resources, in consultation with the Chief Finance Officer, for the sale of properties identified for the PRS programme to Investing 4 Brent.
- 14.3 The change of name of the Council's wholly owned company from Investing 4 Brent Ltd to I4B Holdings Ltd be approved.

15. Reference of item considered by Scrutiny Committees (if any)

Councillor Mili Patel (Cabinet Member for Children and Young People) introduced the report which set out recommendations from the Community and Wellbeing Scrutiny Committee. Cabinet heard that these had been agreed after the Committee's discussion of a paper outlining the progress made in delivering reforms to services for children and young people with Special Education Needs and Disabilities (SEND). Councillor Mili Patel informed Cabinet that the Community and Wellbeing Scrutiny Committee had made three recommendations for Cabinet which had been set out in Appendix A to the Cabinet report.

RESOLVED:

- 15.1 The recommendations from Community and Wellbeing Scrutiny Committee as set out in Appendix A to the Cabinet report be noted.

16. Exclusion of Press and Public

None.

The meeting ended at 6:27 pm.

COUNCILLOR MUHAMMED BUTT
Chair