

**London Borough of Brent
Summary of Decisions taken by the Executive
on Monday, 18 July 2011**

PRESENT: Councillor John (Chair), Councillor Butt (Vice-Chair) and Councillors Arnold, Beswick, Crane, Jones, Long, J Moher, R Moher and Powney

ALSO PRESENT: Councillors S Choudhary, Hashmi, Lorber, HB Patel and RS Patel

Agenda Item No	Item	Ward(s)	Decision
6.	Arts Development Strategy	All Wards;	<p>(i) that the Arts Development Strategy attached as Appendix 1 to the report from the Director of Environment and Neighbourhoods be approved;</p> <p>(ii) that approval be given to the proposals at 7.0 of the Director's report. This will deliver an arts programme against the four key priorities and reduce the grant to the Tricycle Theatre by £20k per annum.</p> <p>(iii) that the council's commitment to the future development of arts and cultural activities in the borough at the new Civic Centre and a new cultural hub in Willesden, conditional on the proposed redevelopment progressing be endorsed.</p>
7.	Authority to Invite Tenders for the Parking Enforcement and Notice Processing Contracts	All Wards;	<p>(i) that approval be given to the pre-tender considerations and the criteria to be used to evaluate tenders as set out in paragraph 4.1 of the report from the Director of Environment and Neighbourhood Services;</p> <p>(ii) that approval be given to officers inviting expressions of interest, agreeing shortlists, inviting tenders for the Parking Enforcement and Notice Processing contracts and evaluate them in accordance with the approved evaluation criteria referred to in (i) above.</p>

London Borough of Brent – Summary of Decisions taken by the Executive on Monday, 18 July 2011 (continued)

Agenda Item No	Item	Ward(s)	Decision
8.	Additional street cleansing savings	All Wards;	<p>(i) that the requirement to achieve further reductions in the cost of the Council's Waste Services Contract and the progress of negotiations relating to those reductions set out in paragraphs 3.3 to 3.7 of the report from the Director of Environment and Neighbourhood Services be noted;</p> <p>(ii) that agreement be given the package of changes to street cleaning services set out in paragraph 3.10 of the report from the Director of Environment and Neighbourhood Services;</p> <p>(iii) that the intention to seek further cost reductions from the waste services contractor in relation to the agreed changes be noted and authority delegated to the Director of Environment and Neighbourhood Services and the Director of Finance and Corporate Services to conclude those negotiations.</p>
9.	Asset Strategy for buildings to be vacated consequent to the outcome of the Library Transformation Programme	Dudden Hill; Kensal Green; Mapesbury; Preston; Sudbury; Tokyngton;	that in the light of the Judicial Review hearing scheduled to commence the following day, consideration of this report be deferred.
10.	The future of the housing stock: proposals for future ownership, investment and management	All Wards;	<p>(i) that in the light of the recent Housing Revenue Account settlement, the Council retains ownership of its existing housing stock;</p> <p>(ii) that in the light of the recent Independent Review of Housing Management, the Council consults tenants and residents on a preferred option to manage the housing stock through Brent Housing Partnership, as an Optimised Arms Length Management Organisation focusing strongly on housing management;</p>

London Borough of Brent – Summary of Decisions taken by the Executive on Monday, 18 July 2011 (continued)

Agenda Item No	Item	Ward(s)	Decision
			<p>(iii) that a new management agreement between the Council and Brent Housing Partnership be drafted, with full heads of terms to be completed by October 2011;</p> <p>(iv) that in considering how best to optimise BHP, a full review is undertaken of the following functions (to be completed by October 2011), with a view to delivering improvements and efficiencies:</p> <ul style="list-style-type: none"> human resources finance processing communications legal procurement contract alignment rent accounting rent collection aids and adaptations <p>(v) that a joint governance review is undertaken between the Council and Brent Housing Partnership (to be completed by October 2011), which will review both the BHP Board structure and the relationship between the Council and BHP, with a view to ensuring that BHP is fit for purpose for the duration of the proposed new management agreement;</p> <p>(vi) that following the outcome of the consultation as set out in paragraph (ii) above and after the reviews set out in paragraphs (iv) and (v) above have been carried out, a report is presented to the Executive in early 2012 regarding a final decision on the future role of BHP and the management of the Council’s housing stock after the current BHP</p>

London Borough of Brent – Summary of Decisions taken by the Executive on Monday, 18 July 2011 (continued)

Agenda Item No	Item	Ward(s)	Decision
			Management Agreement expires in September 2012.
11.	South Kilburn update report	Kilburn; Queens Park;	<p>(i) that the Executive note the progress made on the South Kilburn Regeneration project as set out in the report;</p> <p>(ii) that agreement be given to progress with Phase 2 of the regeneration proposals in line with the overall phasing strategy, including the redevelopment of Bronte and Fielding Houses, the Queens Park Station area (Zone 18) and 4-26 Stuart Road;</p> <p>(iii) that Officers be authorised to take preparatory steps with a view to procuring an EU compliant contract with a prospective energy suppliers to bring forward a decentralised energy solution for South Kilburn;</p> <p>(iv) that the appointment of Alison Brooks Architects from the LDA Architecture, Landscape and Urban Design Framework Agreement to lead the design team through to full planning application (RIBA Stage C or D) for the Bronte and Fielding site be noted;</p> <p>(v) that the appointment of Maccreanor Lavington Architects from the LDA Architecture, Landscape and Urban Design Framework Agreement to lead the design team through to full planning application (RIBA Stage C or D) for the Queens Park Station Area (Zone 18) be noted;</p> <p>(vi) that agreement be given to set rent levels for the affordable units within Phase 1b sites, including Wells Court, Cambridge Court, Ely Court, Bond House and Hicks Bolton House once completed, at a rent equivalent to Homes and Community Agencies Target Rent Levels and to adopt this rent level for other affordable development in South Kilburn until borough wide rent levels are reviewed later in the year;</p>

London Borough of Brent – Summary of Decisions taken by the Executive on Monday, 18 July 2011 (continued)

Agenda Item No	Item	Ward(s)	Decision
			<p>(vii) that the Director of Regeneration and Major Projects' intention to undertake a mini-competition under the South Kilburn Developer Framework to identify a developer partner for the disposal of Phase 1b sites, including Wells Court, Cambridge Court, Ely Court, Bond House and Hicks Bolton House be noted;</p> <p>(viii) that the Director of Regeneration and Major Projects be authorised to seek the Secretary of State's consent to the disposal and redevelopment of phase 2 sites including Cullen House, Site 11B and 4-26 Stuart Road on the estate for the purposes of ground 10A of Schedule 2 to the Housing Act 1985, to enable the Council to apply for a court order to obtain vacant possession of residential dwellings let under secure tenancies, Section 32 of the Housing Act 1985 to dispose of housing land, Section 19 of the Housing Act for appropriation of land for planning purposes and under the necessary Act (if applicable) to dispose of non housing land;</p> <p>(ix) that approval be given to the making of compulsory purchase orders (CPOs) to acquire (a) all interests and rights in the properties listed in Appendix 1 and comprising the land shown edged red on the plans in Appendix 1 (the CPO Land) and (b) any new rights in the CPO Land which may be required under section 13 of the Local Government (Miscellaneous Provisions) Act 1976, notably the Argo Business Centre, Post Office and 4-26 Stuart Road, Site 18 comprising the Queen's Park Station Area and Site 11B comprising the Albert Road Daycare Centre (ARDC) and the British Legion;</p> <p>(x) that the Director of Regeneration and Major Projects be authorised</p>

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			<p>to stop long term lettings on Cullen House and 4-26 Stuart Road and continue to prioritise all new development site lettings in South Kilburn to tenants within sites on the next phase of development;</p> <p>(xi) that the Director of Regeneration and Major Projects' intention to undertake a mini-competition under the South Kilburn Developer Framework to identify a developer partner for the disposal of the 4-26 Stuart Road site and to secure any other affordable housing on the Argo and Post Office sites for that partner in pursuit of decant units for South Kilburn be noted;</p> <p>(xii) that Director of Regeneration and Major Projects' intention to take steps to secure the Albert Road site (11B) for disposal on the open market be noted;</p> <p>(xiii) that approval be given to the submissions of the CPOs, once made, to the Secretary of State for confirmation whilst at the same time seeking to acquire the land by private negotiated treaty on such terms as may be agreed by the Director of Finance and Corporate Services;</p> <p>(xiv) that approval be given to the service of demolition notices and the suspension of tenants' Rights to Buy in relation to secure tenancies at 4-26 Stuart Road and Cullen House, which are all on the South Kilburn estate, and authorise the Director of Regeneration and Major Projects to issue all and any notices required to be issued in connection with such demolition;</p> <p>(xv) that approval be given to the following:</p>

London Borough of Brent – Summary of Decisions taken by the Executive on Monday, 18 July 2011 (continued)

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			<p>1 Director of Regeneration and Major Projects to enter into agreements and make undertakings on behalf of the Council with the holders of interests in the CPO Land or parties otherwise affected by the Scheme setting out the terms for the withdrawal of their objections to the confirmation of the CPOs and including the offering back of any part of the CPO Land not required by the Council after the completion of the development or the acquisition of rights over the CPO Land in place of freehold acquisition, where such agreements are appropriate;</p> <p>2 Making of one or more general vesting declarations or service of Notices to Treat and Notices of Entry (as appropriate) pursuant to the Compulsory Purchase (Vesting Declarations) Act 1981 and the Compulsory Purchase Act 1965 respectively should the CPOs be confirmed by the Secretary of State;</p> <p>3 Service of all requisite notices on the holders of the CPO Land relating to the making and confirmation of the CPOs</p> <p>4 Director of Regeneration and Major Projects to remove from the CPOs any plot (or interest therein) no longer required to be acquired compulsorily for the scheme to proceed and to amend the interests scheduled in the CPOs (if so advised) and to alter the nature of the proposed acquisition from an acquisition of existing</p>

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			<p>property interests to an acquisition of new rights (if so advised);</p> <p>5 Director of Regeneration and Major Projects within the defined boundary of the CPO Land, to acquire land and/or new rights by agreement either in advance of the confirmation of compulsory purchase powers, if so advised, or following the confirmation of compulsory powers by the Secretary of State;</p> <p>6 <i>Director of Regeneration and Major Projects, if so advised, to seek to acquire for the Council by agreement any interest in land wholly or partly within the limits of the CPO Land for which a blight notice has been validly served.</i></p>
12.	Alperton Masterplan SPD	Alperton; Stonebridge; Wembley Central;	<p>(i) that the proposed responses to the consultation representations and amendments to the draft masterplan SPD as outlined in section 4.0 and detailed in appendix 3 of this report be approved;</p> <p>(ii) that Alperton Masterplan be adopted as a Supplementary Planning Document to the Councils Local Development Framework (LDF) Core Strategy;</p> <p>(iii) that authority to make any minor changes to the final publication draft be delegated any to the Director of Regeneration and Major Projects.</p>
13.	Church End redevelopment	Dudden Hill;	<p>(i) that approve be given to the disposal of its freehold interest to Catalyst Housing Group Limited (CHGL) in accordance with the terms set out in this report and as outlined in the confidential</p>

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Agenda Item No	Item	Ward(s)	Decision
			<p>appendix;</p> <p>(ii) that approval be given to:</p> <p>(a) the making of compulsory purchase orders (the CPO's) to acquire all interests and rights in the properties listed in 3.5 and shown as the land hatched in black on the plan attached in the appendix 2 together with properties referred to in 3.7 (which properties are referred to hereafter as "the CPO Land") under section 226 (1)(a) of the Town and Country Planning Act 1990 and any new rights in the CPO Land which may be required under section 13 of the Local Government (Miscellaneous Provisions) Act 1976.</p> <p>(b) the Director of Regeneration and Major Projects in consultation with the Director of Legal and Procurement to include in the Compulsory Purchase Order authorised by this Executive meeting such other additional interests and rights as are disclosed during the land referencing exercise which the Director of Regeneration and Major Projects in consultation with the Director of Legal and Procurement deem it necessary to facilitate the delivery of the Church End Growth Area.</p> <p>(c) To include authority to the appropriation of land for planning purposes where applicable</p> <p>(iii) that approval be given to the submission of the CPOs, once made, to the Secretary of State for confirmation whilst at the same time seeking to acquire the land by private negotiated treaty on such terms as may be agreed by the Director of Regeneration and Major</p>

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			<p>Projects</p> <p>(iv) that the following be authorised:</p> <ol style="list-style-type: none"> 1 Director of Regeneration and Major Projects to enter into agreements and make undertakings on behalf of the Council with the holders of interests in the CPO Land or parties otherwise affected by the scheme setting out the terms for the withdrawal of their objections to the confirmation of the CPOs and including the offering back of any part of the CPO Land not required by the Council after the completion of the development or the acquisition of rights over the CPO Land in place of freehold acquisition, where such agreements are appropriate; 2 Making of one or more general vesting declarations or service of Notices to Treat and Notices of Entry (as appropriate) pursuant to the Compulsory Purchase (Vesting Declarations) Act 1981 and the Compulsory Purchase Act 1965 respectively should the CPO be confirmed by the Secretary of State; 3 Service of all requisite notices on the holders of the CPO Land including rights in the CPO Land relating to the making and confirmation of the CPO; 4 to remove from the CPO any plot (or interest therein) no longer required to be acquired compulsorily for the scheme to proceed and to amend the interests scheduled in the CPO (if so advised) and to alter the nature of the proposed acquisition from an acquisition of existing property interests to an acquisition of new

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			<p>rights (if so advised);</p> <p>5 within the defined boundary of the CPO Land, to acquire land and/or new rights by agreement either in advance of the confirmation of compulsory purchase powers, if so advised, or following the confirmation of compulsory powers by the Secretary of State;</p> <p>if so advised, to seek to acquire for the Council by agreement any interest in land wholly or partly within the limits of the CPO Land for which a blight notice has been validly served.</p>
14.	Quality House, 249 Willesden Lane, Willesden	Willesden Green;	<p>(i) that agreement be given to the sale in accordance with the terms set out in the confidential Appendix, Paragraphs 5.1 and 5.2 of the report from the Director of Regeneration and Major Projects;</p> <p>(ii) that the Assistant Director, Property and Asset Management be authorised to conduct further negotiations and secure a sale in the best financial interests of the Council in the event that any preferred parties fail to conduct the transaction with due diligence.</p>
15.	Disposal of 58 and 86 The Avenue, Kilburn	Brondesbury Park;	<p>(i) that approval be given to the open market disposal of the Council's freehold interest of the buildings comprising dilapidated and vacant residential units 58 The Avenue, Brondesbury, London, NW6 7NP, and 86 The Avenue, Brondesbury, London NW6 7NN;</p> <p>(ii) that the Assistant Director of Regeneration and Major Projects (Property & Asset Management) instruct marketing agents so as to ensure that the best price is achieved on sale of the freehold and to instruct Legal</p>

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			in the matter of the disposal.
16.	Budget Strategy 2012/13 to 2015/16	All Wards;	<p>(i) that the latest forecast for the Council’s revenue budget for 2012/13 to 2015/16 at Appendix A and the assumptions used to derive this be noted;</p> <p>(ii) that endorse the overall budget process set out in the report be endorsed;</p> <p>(iii) that the proposed budget timetable be noted.</p>
17.	Future funding of an events programme	All Wards;	<p>(i) that in the light of the council's equalities responsibilities, delivery of any cultural/faith based events cease from April 2012 and a reduced programme be delivered;</p> <p>(ii) that during this transition year 2011/12 officers look to support the delivery of a realistic programme of work within the budget available to include:</p> <ul style="list-style-type: none"> • Festival of Light celebration combined with Fireworks Night on 5 November • Eid • Navratri grant • Festive Lights (tree dressing) • Chanukah • Holocaust Memorial Day • St Patrick’s Day • St George’s Day

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			<p>(iii) that it be noted that the delivery of certain major events will not be able to take place due to insufficient time to programme any large scale events and the necessary recruitment of specialist staff;</p> <p>(iv) that the commitment to providing advice and support for local community groups to stage a broad range of celebratory events be endorsed;</p> <p>(v) that the priorities underpinning any future delivery of an inclusive events programme be noted.</p>