

MINUTES OF THE MEETING OF THE EXECUTIVE (SPECIAL)
Monday 18th August 2003 at 7.00pm

PRESENT: Councillor D Long (Chair) and Councillors Beswick, Fox, Jones, Lyon, R S Patel and Thomas.

Apologies of absence were submitted on behalf of Councillors Coughlin, John, and Kagan.

Councillors R Blackman, R Colwill, Fiegel, H B Patel, Sayers, Shaw and Taylor also attended the meeting.

1. Election of Chair

In the absence of both the Chair and Deputy Chair of the Executive, it was proposed that Councillor D Long chair this meeting. This was put to the vote and CARRIED.

RESOLVED:-

that Councillor D Long chair the meeting.

2. Declarations of Interest

None declared.

3. Review of the non-Brent managed youth and community centres

Additional information had been circulated as Appendix 1 to the report, marked not for publication because it contained exempt information as specified in paragraph 1 of Schedule 12A of the Local Government Act 1972, namely:-

9. Any terms proposed or to be proposed by or to the Authority in the course of negotiations for a contract for the acquisition or disposal of property or the supply of goods or services.

This report reviewed the non-Brent managed Youth and Community Centres undertaken by Corporate Property Services with assistance from the Brent Youth and Community Service. In addition to the report and the exempt information referred to below, members were asked to consider the officers' assessment forms referred to in paragraph 7.3 of the report and circulated separately as appendix 2, and the outcome of the Members' briefing that took place on the 7th August 2003, which was tabled at the meeting.

RESOLVED:-

- (i) that notwithstanding the [exempt nature of appendix 1 to the report] the press and public be permitted to remain in the meeting on the proviso that the exempt information is not referred to in the ensuing discussion. However, should it become necessary to refer to the Appendix 1 then a resolution to exclude the press and public will be passed;
- (ii) that the youth & community activities currently taking place in the non-Brent Council managed Youth & Community Centres as detailed in Appendix 2 (separately circulated) of the report be noted;
- (iii) to note that in the main the centres are staffed and managed by unpaid volunteers, many of whom devote a considerable amount of their time to providing services to the community;
- (iv) to note that most of the centres are old and in need of repair or refurbishment and DDA works;
- (v) that the officers' "scoring" of the centres against weighted criteria for service delivery, community benefits, physical condition and cost, with part of the scoring being objective and part subjective be noted;
- (vi) that where a concessionary rent is agreed, then the Lead Tenant be required to enter into a collateral grant agreement with the Council setting out the required outputs as determined by the Manager, Corporate Property Services in consultation with the Head of the Youth & Voluntary Sector Support Service and on advice from the Borough Solicitor;
- (vii) that where a 7 year lease is granted then the lease be subject to a break clause exercisable by either party at their discretion after three years;
- (viii) that other than those terms set out in the report, lease terms be agreed by the Manager, Corporate Property Services and that wherever possible all leases be excluded from the provisions of the Landlord & Tenant Act 1954;

(ix) that the following decisions be taken respect of the 16 centres shown:

a) Bridge Annexe

That Option 1 be agreed: to grant a 7 year lease to the Gateway Club at a net rent of £600 pa.

b) Bridge Road

1. To note this centre is to be redeveloped as a Sure Start centre (Sure Start Central Brent) with dedicated facilities within for youth & community activities;
2. Agree to a variation in the length of the proposed lease and lease back arrangements between the Council and Brent Primary Care Trust (PCT), acting on behalf of Sure Start Central, from 30 years (report no 20 to the Corporate Deciding Committee, 13 February 2002) to 45 years, to reflect the District Valuer's latest valuation of the parties respective interests in the development.

c) The Dennis Jackson Centre

1. To note the trustees of this centre who own a long lease from the Council are in negotiations with Copland School to sell their lease to the school in return for dedicated facilities within the school's new development;
2. That, if the sale materialises, the Council's residual freehold interest be sold to the school for user benefits in the school's new development to the value of £35,000 (the value of the Council's residual freehold interest) or for a capital receipt of the same value if such user benefits cannot be secured.

d) Dudden Hill

To note that the trustees of this centre have elected to convert their 5 year lease into a long lease and pay to the Council a premium in the sum as noted in Appendix 1 of the report on the terms as set out in the original lease.

e) Gladstone

That Option 1 be agreed: to explore the Freeman Trust–Barnardos option and report back. In the interim, to put in place a short-term arrangement with the existing occupiers at a net rent of £10,800 pa.

f) Kensal Green

1. To note that the main hall of the old centre has been refurbished as Harriet Tubman House, the new home for LEAP, with the houses to the side being demolished and in their place a new two storey community centre built.
2. That Option 1 be agreed: to grant a 7 year lease to LEAP at a net rent to be agreed and that the Manager, Corporate Property Services be authorised to agree detailed terms of the rent, including the net rent to be paid.

g) Kingfisher

1. That Option 1 be agreed: to grant a 7 year lease to the St Kitts & Nevis Friendly Association at a net rent of £600 pa subject to a redevelopment clause.
2. That if the premises are required for Braintcroft Primary School in the event of the redevelopment clause being exercised for the school's substantial redevelopment, then the Council will use its best endeavours to ensure the continued provision of youth & community facilities in the area.

h) Kingsbury

That Option 1 be agreed: to grant a 7 year lease to Mrs Ritson's Eton Nursery at a net rent of £8,400 pa.

i) Kings Hall

That Option 1 be agreed: to grant a 7 year lease to the Trustees of the centre at a net rent of £900 pa.

j) Learie Constantine

1. To note that officers are in negotiation with the trustees of the centre to recover the back rental owing to the Council.

2. a) That Option 1 be agreed: a repayment plan for the money owed in back rent to be agreed with the trustees of the Learie Constantine Centre within the original stage payment and to ensure the remaining 3 stage payments are paid in time.
- b) In the event the trustees default on any payment having agreed a repayment plan with the Council, officers be authorised to take action as permitted by the lease to forfeit the lease and repossess the centre.
3. To note that in the event that the lease is forfeited, a further report be bought before the Executive on the options for the future sale or letting of the centre.

k) Mahogany Arts

1. The Manager, Corporate Property be authorised to review the occupational arrangements of the group which took over this property from the original long lessee whose venture failed.
2. That the Manager, Corporate Property Services in consultation with Brent Legal Services and Brent's Social Inclusion Unit report back to the Executive October 2003 meeting with recommendations on the future occupation/ disposal of the property.

l) The Pakistan Centre

1. To note the trustees of the Pakistan Centre appear never to have converted their licence into a long lease nor to have acquired from the Council the freehold interest in the site on which they built their centre.
2. That the Manager, Corporate Property Services investigate the status of the existing arrangements and any monies that may be owing and report back to the October 2003 meeting of the Executive with recommendations.

m) Preston & The Mall

That Option 6 be agreed: to grant a 7 year lease on the entire premises to the Preston & Mall Youth & Community Association at a net rent of £900 pa on the main building only. A further report will be bought before the Executive

within the next 6 months setting out options for the future of the outbuilding including both the possibility of letting to a youth, community or sports based organisation or a disposal.

n) St Raphaels

That Option 1 be agreed: on expiry of existing Lease grant a new 7 year lease to the trustees of the African Caribbean Peoples' Association at a net rent of £1,200 pa.

o) Tokyngton

To note that this centre was sold on a long lease in January 1998 to the Trustees of New Life Christian Centre who, to date, have paid the stage payments towards their purchase price.

p) Wembley

That Option 1 be agreed: sell to the Governors of Copland School in exchange for dedicated facilities in the school's new development. Put in place a short-term arrangement with Dr Eribo at a net rent of £9,000 pa.

- (x) a) that officers explore the possibilities for funding a youth outreach worker post to support the work undertaken by the operators of the youth and community centres.
- b) that, in principle, the Council would be keen to support voluntary organisations in their efforts to secure external funding that would enable the provision of improved youth and community facilities in the borough and that it will consider requests from organisations to extend short leases to a longer term in the event that external funding is dependant upon such longer leases having been granted.

4. Any Other Urgent Business

None

5. Exclusion of Press and Public

RESOLVED:-

that the press and public be now excluded from the meeting as the following items contain exempt information as specified in paragraph 1 of Schedule 12A of the Local Government Act, namely:-

9. Any terms proposed or to be proposed by or to the Authority in the course of negotiations for a contract for the acquisition or disposal of property or the supply of goods and services.

6. Award of Contract for Payroll and IT Support Services

This report requested authority to award Payroll and IT Support Services contracts as required by Contract Standing Order No. 89. The report summarised the process undertaken in tendering the service contract following the completion of the evaluation of tenders.

RESOLVED:--

- (i) that the contract for Payroll and IT Support Services be awarded to ITNet UK Limited commencing on the date of signature of the Agreement by both parties;
- (ii) that the Director of Finance be authorised to finalise the contract subject to advice from the Borough Solicitor.

7. Approval of the Award of Contract for Pensions Administration Services

This report requested authority to award the Pensions Administration contract as required by Contract Standing Order No. 89. The report summarised the process undertaken in tendering the contract following the completion of the evaluation of tenders.

RESOLVED:-

- (i) that subject to ii) below, the contract for Pension Administration Services be awarded to the London Pension Fund Authority (LPFA);
- (ii) that the Director of Finance be authorised to finalise the contract subject to advice from the Borough Solicitor.

8. Willesden Sports Centre PFI – Selection of Preferred Bidder

This report provided an update on the progress to date on redeveloping Willesden Sports Centre through a PFI and recommended selection of a preferred bidder. Supplementary information was circulated at the meeting. The Director of Environment updated the Executive following a meeting held earlier that day with the Capital City Academy about the provision of the all-weather pitch. The Assistant Director of Environment (Sports and Leisure) elaborated on the evaluation of the bids and why officers were recommending acceptance of the variant bid.

RESOLVED:-

- (i) that Linteum/Leisure Connections be appointed as the preferred bidder;
- (ii) that DC Leisure be appointed as the reserve bidder;
- (iii) that Linteum/Leisure Connections be notified that the Council's preferred option is the variant bid, but that this will be considered further when the position on the all-weather pitch is known, and reported back to the meeting of the Executive in September 2003.
- (iv) that the Director of Environment be authorised to submit a final business case to the Department of Culture, Media and Sport on the basis of the chosen option.

The meeting ended at 7.55pm

D Long
In the Chair

Mins0304/executive/specialexec 18 Aug '03