



Call In Overview and Scrutiny Committee

Wednesday, 1 February 2012 at 7.30 pm
Committee Room 1, Brent Town Hall, Forty Lane,
Wembley, HA9 9HD

Membership:

Members

Councillors:

Ashraf (Chair)
Denselow (Vice-Chair)
Mrs Bacchus
Gladbaum
Kabir
Lorber
HB Patel
Thomas

first alternates

Councillors:

Clues
Beckman
Harrison
Adeyeye
Mitchell Murray
Matthews
BM Patel
McLennan

second alternates

Councillors:

Brown
Hossain
Sheth
Al-Ebadi
Chohan
Allie
Colwill
Aden

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For electronic copies of minutes, reports and agendas, and to be alerted when the minutes of this meeting have been published visit:

www.brent.gov.uk/committees

The press and public are welcome to attend this meeting

Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

Item	Page
1 Declarations of personal and prejudicial interests	
Members are invited to declare at this stage of the meeting any relevant financial or other interest in the items on the agenda.	
2 Deputations (if any)	
3 Minutes of the last meeting held on 3 August 2011	1 - 10
The minutes are attached.	
4 Matters Arising	
5 Call-in of Executive decisions from the meeting of the Executive held on 16 January 2012	11 - 40

Decisions made by the Executive on in respect of the following reports were called-in for consideration by the Call In Overview and Scrutiny Committee in accordance with Standing Orders 6 (b) and 18.

Willesden Green Redevelopment Project

The reasons for the call in are:-

1. Delegation of authorisation of detailed design (recommendation 2.4 in the report): it is appropriate that a decision of this significance is signed off by members, especially if the consultation process or other pressures result in a need to reconsider elements of the scheme or choose between options.
2. Interim service delivery strategy (recommendation 2.5)
 - (a)Lack of clarity over important aspects of the alternative provision including the size of the premises at Grange Road and details of other premises in the Willesden Green area being explored.
 - (b)Lack of serious consideration of the use of available closed libraries to aid the delivery of services as evidenced by the perfunctory nature of paragraph 6.29 in the report.

- (c) It is incorrect to state that the provision of transport services to aid access to alternative study space is outside the council's powers (para. 9.23). The council has a number of potentially relevant powers including the power of well-being.
3. Lack of clarity in the papers provided to members at the Executive meeting about the design and functions of the proposed new building including:
 - (a) No information (even in broad terms) about how the available floorspace will be split between the different uses and the projected income from the proposed commercial uses.
 - (b) No information about the architectural and design approach to the development or the planning considerations and risks (other than the risk of local objections set out on page 54) that the design has to take into account.
 - (c) Lack of clear explanation about how the zero net capital cost will be achieved.
 - (d) Inadequate consideration of the risk of construction costs being greater than anticipated and the extent to which the additional costs might fall on the council if they are not the responsibility of the contractor; and inadequate assurance about financial control of the project subsequent to detailed design development and prior to practical completion.
 4. Defects in the decision making process including lack of information provided to members about the revenue consequences of the recommended decision (section 7 asserts that all future revenue costs will be contained within existing budget allocations for the management of the WGLC but there are no figures to support this. Additionally there is no mention of the revenue implications of the non-cultural centre functions such as office space and contact centre).
 5. Lack of access to Background Papers despite requests in good time
 6. Consultation strategy (recommendation 2.7)
 - (a) The agreed consultation strategy does not include any objectives nor does it specify what scope there is for the current design to be altered in response to the consultation. It is therefore unclear to what extent this is a genuine consultation strategy and to what extent it is simply a public engagement strategy designed to provide reassurance and promote the project to stakeholders.
 - (b) There is no mention in the report, recommendation or consultation strategy of reporting back the outcome of the consultation to members (Executive or Scrutiny) to enable consideration of the views expressed.

Suggested action for the Call In Overview and Scrutiny Committee to take:-

- Consider the revenue implications of the decision to assure value for money and the other issues raised above.

Recommend that:-

- The decision about the detailed design and costs be taken by the Executive and not delegated;
- The interim service delivery strategy be revised to provide more library floorspace and more accessibility to the museum collection than the present proposals deliver, possibly including use of currently closed library premises to avoid the need to pay rent;
- Objectives be set for the consultation strategy; the process for considering and responding to consultation feedback be clarified and publicised to stakeholders in due course; a resident / stakeholder liaison group be created as part of the consultation strategy.

The Executive report is attached.

Appendices to the report are circulated separately for Members and can also be viewed on the council's website at:-

<http://democracy.brent.gov.uk/mgAi.aspx?ID=5415#mgDocuments>

The Lead Member and Lead Officer are invited to the meeting to respond to Members' questions.

6 The Executive list of decisions for the meeting that took place on 16 January 2012 41 - 50

The list of decisions that took place on 16 January 2012 is attached.

7 Date of next meeting

The next meeting of the Call-In Overview and Scrutiny Committee is scheduled for Wednesday, 29 February 2012 at 7.30 pm and will take place in the event of there being any call-ins of decisions made by the Executive on 13 February 2012.

8 Any other urgent business

Notice of items raised under this heading must be given in writing to the Democratic Services Manager or his representative before the meeting in accordance with Standing Order 64.

9 Exclusion of Press and Public

The following item is not for publication as it relates to the following category of exempt information as specified in the Local Government Act 1972 namely:

“Information relating to the financial or business affairs of any particular person (including the authority holding that information).”

Appendices 8, 14 and 16 in relation to item 5 on the agenda, Willesden Green Redevelopment Project.



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- Toilets are available on the second floor.
- Catering facilities can be found on the first floor near the Paul Daisley Hall.
- A public telephone is located in the foyer on the ground floor, opposite the Porters' Lodge