

London Borough of Brent
Summary of decisions taken by the online meeting of the Cabinet held on Monday 9 November 2020

PRESENT: Councillor M Butt (Chair), Councillor McLennan (Vice-Chair) and Councillors Farah, Knight, Nerva, M Patel, Krupa Sheth, Stephens, Southwood and Tatler

Agenda Item No	Item	Ward(s)	Decision
1.	Apologies for Absence		None.
2.	Declarations of Interest		None.
3.	Minutes of the Previous Meeting		Cabinet RESOLVED to approve the minutes of the previous meeting held on Monday 12 October 2020 as an accurate record.
4.	Matters Arising (if any)		None.
5.	Petitions (if any)		None.
6.	Reference of item considered by Scrutiny Committees (if any)		There were no items referred for consideration by either Scrutiny Committee.
7.	Draft Brent Climate Emergency Strategy (2021-2030)	All Wards	Cabinet RESOLVED: (1) To approve the Draft Brent Climate Emergency Strategy (as detailed in Appendix A of the report) to be issued for public consultation. (2) To note that, following comments received during public consultation, a revised final Brent Climate Emergency Strategy would be presented back to Cabinet in spring 2021 for adoption.
8.	School Place Planning Strategy	All Wards	Cabinet RESOLVED:

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	2019-23 Refresh		<p>(1) To note the refresh of the School Place Planning Strategy 2019-2023 detailed within Appendix 1 of the report.</p> <p>(2) To note that the forecasts for primary places would remain fairly steady over the next five years.</p> <p>(3) To note that the indicative programme timeline for the proposed secondary school expansion programme, presented to Cabinet on 14 October 2020, had been amended to allow time to review refreshed forecast demand information in Spring 2021.</p> <p>(4) To note that there remained significant and increasing demand for places that meet the needs of children and young people with SEND aged 0-25 and the planned strategies for addressing this need.</p> <p>(5) To note the concerns about the impact of COVID-19 on Early Years provision and the strategies to support the sector.</p>
9.	Commercial Trading Company	All Wards	<p>Having considered the options identified within the report, Cabinet RESOLVED:</p> <p>(1) To agree the making of arrangements by the Director of Legal, HR Audit & Investigations, in consultation with the Lead</p>

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			<p>Member for Environment and the Strategic Director of Regeneration and Environment, for the establishment of a general trading company, including any additional legal or constitutional issues to be reserved to the Council as shareholder and any necessary agreements between the company and the Council.</p> <p>(2) To note and agree the recommendations regarding the governance arrangements for the trading company and board members, as detailed within the report.</p>
10.	Variation of long stop date in respect of Community Asset Transfer at Tenterden Pavilion & Sports Ground, Preston Road HA3 0QQ	Kenton	<p>Cabinet noted:</p> <ol style="list-style-type: none"> 1. The comments made by Mr Scott Wade (representing Forest United Youth FC) who had requested to speak on the item. Whilst not objecting to principle of the Community Asset Transfer in respect of Tenterden Pavilion and Sports Ground concerns were highlighted in relation to the delay in progressing the following issues, which the Club felt still made the feasibility of the proposal from their perspective uncertain: <ul style="list-style-type: none"> • Provision of commensurate car parking capacity; • Certainty and security of access to outdoor playing facilities. 2. The progress made in terms of planning approval having been obtained for the scheme and proactive way forward identified by the Cabinet Member for Regeneration, Property & Planning in terms of resolution of the outstanding issues highlighted by Forest United Youth Football Club. These included the lease

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			<p>arrangements, car parking and use of the outdoor facilities, with the drainage issues identified now also having been addressed with Sports England.</p> <p>Having noted the comments raised, Cabinet RESOLVED:</p> <p>(1) To delegate authority to the Strategic Director of Regeneration and Environment to agree the terms and vary the longstop date to 3 years from the Wembley Education Charitable Trust (WECT) obtaining planning approval. The condition being that the WECT would be required to obtain planning approval by September 2021, commence works, and secure funding shortly thereafter, therefore the longstop date for completion of the development would be September 2024.</p> <p>(2) To note that the WECT had met the 27 June 2016 community use caveat, with provisional terms agreed with Forest United Youth FC, allowing them to occupy an area within the new sports facility and to provide wider community access to the new sports facility when not operationally required by the WECT.</p>
11.	South Kilburn Regeneration Programme – making of compulsory purchase order	All Wards	<p>Cabinet RESOLVED:</p> <p>(1) To authorise the use of CPO powers for the Scheme and delegate authority to the Strategic Director of Regeneration</p>

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			<p>and Environment, in consultation with the Lead Member for Regeneration, Property and Planning to proceed with the making and implementation of a CPO for each phase of the Scheme as necessary. The proposed order lands were indicatively shown in the plan attached as Appendix 1 to the report.</p> <p>(2) To delegate authority to the Strategic Director of Regeneration & Environment, in consultation with the Lead Member for Regeneration, Property and Planning to agree the terms and enter into contract for the leasehold interest at Blue Box Storage, Exeter Court, Granville Road, London NW6 5AJ. The estimated compensation settlement had been detailed in Appendix 2 of the report (containing exempt information).</p> <p>(3) To authorise the purchase of leasehold interests required for the Scheme by private treaty and delegate authority to the Strategic Director of Regeneration & Environment, in consultation with the Lead Member for Regeneration, Property and Planning to agree the terms and enter into contracts.</p> <p>(4) To note that the Council would remain sensitive to the needs of leaseholders affected by the impact of the Coronavirus pandemic and would engage in early dialogue and provide support for relocation to mitigate the impact.</p>

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			<p>(5) To authorise officers to take all necessary steps to commence the process for the making, confirmation and implementation of a CPO for each phase, including securing the appointment of suitable external advisors and preparing all necessary CPO documentation under delegated authority as set out in (2) above. Cabinet noted the key steps to make a CPO had been set out in paragraph 3.13 of the report. Cabinet also noted that Appendix 3 of the report set out the policy in relation to displaced tenants and leaseholders in regeneration schemes, which aimed to maximise choice and secure a better match with individual circumstances, such as shared ownership and shared equity options and reversion to tenancy for vulnerable leaseholders.</p> <p>(6) To agree the detail of the following two additional measures to aid leaseholder acquisitions. Both measures would allow officers to further assist resident leaseholders who met the criteria:</p> <p>(a) Shared Equity/Ownership: The Council would seek to acquire a number of properties from the local market and offer these as shared equity or shared ownership homes to eligible resident leaseholders. The way the shared equity product would work would be as follows. The Council would purchase a property from the local market that met the needs of the resident leaseholder. At the same time, the Council would</p>

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			<p>purchase the resident leaseholder’s property in a back-to-back transaction. The resident leaseholder would use funds made available from the buyback to purchase a percentage of the equity in the replacement property. Any value gap (typically 25% to 50%), would be met by the Council, and the Council’s stake in the property was entered as a charge against the property. The resident leaseholder would not pay a rent on the equity they did not own and would be able to purchase the share they did not own in accordance with the shared equity agreement (known as staircasing) as detailed in paragraph 3.18 of the report. Any shared ownership scheme, if available, would be a part buy part rent scheme.</p> <p>Cabinet agreed to delegate approval for each shared equity/ownership contract on a case-by-case basis to the Strategic Director for Regeneration and Environment in consultation with the Director of Finance.</p> <p>(b) Council tenancy: In exceptional circumstances, where assessment by a financial advisor indicates reduced financial security and supported by the criteria detailed in section 3.19 of the report, the Council could offer the leaseholder a council tenancy as part of the acquisition of their existing leasehold property at a reduced market value.</p> <p>Cabinet agreed to delegate approval for each case to the</p>

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			Strategic Director for Regeneration and Environment in consultation with the Strategic Director of Community and Wellbeing.
12.	Northwick Park, One Public Estate – Update, Infrastructure Collaboration Agreement and Spine Road Construction	Northwick Park	<p>Cabinet RESOLVED:</p> <p>(1) To approve entering into an infrastructure collaboration agreement with London Northwest NHS Health Authority, The University of Westminster and Network Homes Ltd. on the basis of the Heads of Terms set out in Appendix 3 of the report (containing exempt information)</p> <p>(2) To delegate authority to the Strategic Director of Regeneration & Environment in consultation with the Lead Member for Environment, the Lead Member for Planning, Property and Regeneration and the Director of Finance to finalise all terms consistent with the Heads of Terms set out within Appendix 3 of the report and enter into the infrastructure collaboration agreement.</p> <p>(3) To approve the procurement of the construction works (and all other associated works and services) required for the completion of the new spine / access road.</p> <p>(4) To delegate to the Strategic Director for Regeneration and Environment in consultation with the Lead Member for</p>

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			<p>Environment authority to agree relevant pre-tender considerations for the procurement of a suitable contractor for the works referred to in (3) above and thereafter evaluate tenders on the basis of such pre-tender considerations.</p> <p>(5) To delegate to the Strategic Director for Regeneration & Environment, in consultation with the Lead Member for Environment authority to select contractor(s) and enter into a contract with the contractor for the works referred to in (3) above.</p> <p>(6) To delegate to the Strategic Director of Regeneration and Environment to agree terms and enter into agreements pursuant to section 38 for the adoption of the new spine/access road and section 278 of the Highways Act 1980 in respect of works to the existing highway.</p>
13.	Exclusion of Press and Public		There were no items that required the exclusion of the press or public.
14.	Any other urgent business		None.