

**London Borough of Brent**  
**Summary of decisions taken by the online meeting of Cabinet held on Monday 7 December 2020**

PRESENT(in remote attendance): Councillor , Councillor and Councillors

ALSO PRESENT (in remote attendance): Councillor Donnelly Jackson (for item 6)

Agenda Item No	Item	Decision
1.	Apologies for Absence	None.
2.	Declarations of Interest	None.
3.	Minutes of the Previous Meeting	Cabinet <b>RESOLVED</b> to approve the minutes of the previous meeting held on Monday 9 November 2020 as an accurate record.
4.	Matters Arising (if any)	None.
5.	Petitions (if any) & Request to Speak	<p>There were no petitions submitted for consideration.</p> <p>The Leader of the Council advised that he had agreed to accept a request to speak at the meeting from Dr Pablo Sendra on behalf of the William Dunbar William Saville Tenant &amp; Resident Association (WDWS) regarding the development of a Community Plan relating to the South Kilburn regeneration scheme proposals. In addressing the meeting, Dr Sendra highlighted that the Plan included:</p> <ul style="list-style-type: none"> <li>• a social impact assessment;</li> <li>• proposals for the refurbishment rather than demolition of existing homes as well as for the provision of new homes through infill development;</li> <li>• proposals for the creation of new community facilities. improving green spaces and car parking;</li> <li>• a financial viability study to support the proposals and delivery of social-rent homes;</li> </ul> <p>Cabinet were advised that the Plan had been designed to deliver the key objectives</p>

**London Borough of Brent – Summary of Decisions taken by the Cabinet on Monday 7 December 2020 (continued)**

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		<p>within the Council’s South Kilburn SPD 2017 with the advantage of refurbishing rather than demolition of existing homes and was felt to represent an opportunity for the Council to deliver a socially, economically and environmentally sustainable regeneration scheme.</p> <p>In response, Councillor Tatler (as Lead Member for Regeneration, Property and Planning) took the opportunity to recognise and thank local residents for their engagement and commitment in driving forward the South Kilburn regeneration scheme. Whilst highlighting the need to ensure the Community Plan was considered within the context of the overall Masterplan for the South Kilburn area, Councillor Tatler advised that she would review the proposals in order to continue working and engaging with the Tenant and Resident Association, supported by the local ward councillors.</p>
6.	Recommendations from Resources & Public Realm Scrutiny Committee - Violence Against Women Task Group	<p>NOTED the comments from Councillor Donnelly-Jackson (as Chair of the Task Group) outlining the work undertaken by the Violence Against Women Scrutiny Task Group in support of the recommendations being presented for consideration and Executive response. In thanking all those involved in the Task Group review, Councillor Donnelly-Jackson highlighted:</p> <ul style="list-style-type: none"> <li>• that the Task Group had made ten key recommendations, as detailed for response within Appendix 1 of the report, with specific reference made to the importance of feedback from victims and survivors being used to inform policy and service delivery and also to communication being available in accessible formats for disabled women to ensure they were able to access support;</li> <li>• the comprehensive and inclusive approach towards the scrutiny review during the pandemic;</li> <li>• the series of additional supporting actions identified by the Task Group designed to support delivery of their main recommendations.</li> </ul>

**London Borough of Brent – Summary of Decisions taken by the Cabinet on Monday 7 December 2020 (continued)**

Agenda Item No	Item	Decision
		Having noted the comments received and overall alignment of the recommendations made by the Task Group with the Council’s approach towards contextual safeguarding work, Cabinet RESOLVED to approve the Executive Response to the recommendations made by the Violence against Women and Girls Scrutiny Task Group, as detailed within Appendix 1 of the report.
7.	Draft Budget 2021/22	<p>Cabinet RESOLVED:</p> <ul style="list-style-type: none"> <li>(1) To note the overall financial position, as set out within the report.</li> <li>(2) To consult on the new budget proposals, as set out in Appendices B and C of the report.</li> <li>(3) To consult on a Council Tax increase of 4.99% in 2021/22.</li> <li>(4) To endorse the approach to the statutory process of consultation, scrutiny and equalities between December 2020 and February 2021, as set out in Section 6 of the report.</li> <li>(5) To endorse the changes to the technical budget assumptions underpinning the budget, as set out in Section 4 of the report.</li> <li>(6) To note the position with regard to the funding for Schools and the Dedicated Schools Grant, as set out in Section 7 of the report.</li> <li>(7) To consult on a rent increase of 1.5% (CPI + 1%) for the 2021/22 Housing Revenue Account budget, as set out in Section 8 and Appendix D of the report.</li> </ul>

**London Borough of Brent – Summary of Decisions taken by the Cabinet on Monday 7 December 2020 (continued)**

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		(8) To note the position with regard to the Capital programme, as set out in Section 9 of the report.
8.	A Fairer Future Ending Poverty in Brent - Delivery Plans	<p>Cabinet RESOLVED:</p> <p>(1) To note and approve the delivery plans attached as Appendices 1-4 of the report.</p> <p>(2) To note the proposal that Cabinet would monitor the implementation of the delivery plans by receiving regular updates for each of the workstreams: housing, economy and jobs, financial inclusion and welfare and the overview recommendations.</p>
9.	Corporate Performance – Q2 2020/21 Performance Report	<p>Cabinet RESOLVED:</p> <p>(1) To note the performance information contained in the report.</p> <p>(2) To note the challenge process along with current and future strategic risks associated with the information provided and approve actions being undertaken on strategic risks, as appropriate.</p>
10.	Neighbourhood Community Infrastructure levy (NCIL) +100 K Project Approval	<p>Cabinet RESOLVED to approve the:</p> <p>(1) To approved the following NCIL allocations:</p> <ul style="list-style-type: none"> <li>• <b>£227,272.30</b> for Ultra Education CIC - It Takes a Village – Black Caribbean Boys of Excellence project: Working across families, schools and communities addressing the root cause of the underachievement of Black Caribbean Boys</li> </ul>

**London Borough of Brent – Summary of Decisions taken by the Cabinet on Monday 7 December 2020 (continued)**

Agenda Item No	Item	Decision
		<ul style="list-style-type: none"> <li>• <b>£197,561.95 for</b> Asian Women's Resource Centre(AWRC) - Revitalise Project: To refurbish the AWRC building in Harlesden so that it was inclusive, accessible, welcoming , safe and comfortable for women, girls and children to access a range of holistic support services offered under one roof.</li> <li>• <b>£197,561.95 for</b> Mobs Ventures Ltd / Slenky Powering Change – Social, Mobile Engagement and Ethical AI Project: Developing and imbedding a digital programme aimed at engaging young people in new skills and employment that development has brought to the borough.</li> <li>• <b>£146,698.63 for</b> EACH Counselling and Support, Strive Project: A mental health support programme for BME people to recover from the impact of Mental Health, Domestic Violence and Substance Misuse. Providing culturally sensitive Education Training Employment and counselling support.</li> </ul> <p>(2) Following on from (1) above to note that the final stage in the process would involve the Grants Manager giving further scrutiny to ensure a deliverable measurable outcome analysis was completed, in conjunction with the organisation &amp; Brent Council. This would form part of a signed funding agreement to be regularly monitored. If the outcomes were not in line with Brent Council priorities and not agreed, the funding offer may be withdrawn.</p>
11.	Asset Management Strategy	<p>Cabinet RESOLVED:</p> <p>(1) To note the consultation feedback summary attached in Appendix 2 of the report.</p> <p>(2) To approve the Asset Management Strategy, as detailed within in Appendix 1 of the report.</p>

**London Borough of Brent – Summary of Decisions taken by the Cabinet on Monday 7 December 2020 (continued)**

Agenda Item No	Item	Decision
12.	NAIL Programme Update & Funding	<p>Cabinet RESOLVED:</p> <ul style="list-style-type: none"> <li>(1) To approve the capital investment of £1.5m for the refurbishment of 5 existing properties for use as NAIL schemes, and to carry out additional work on existing NAIL properties.</li> <li>(2) Delegate authority to refurbish 5 properties for the NAIL programme to the Strategic Director Community Wellbeing in consultation with the Lead Member for Adult Social Care.</li> <li>(3) To approve the Strategic Director Community Wellbeing transferring land at 2 Cranhurst Road, Willesden London NW2 4LN valued at £963,000.00 (Nine Hundred Sixty Three Thousand Pounds) in 2018 from the Housing Revenue Account to the General Fund (subject to consent from the Secretary of State under section 19 of the Housing Act 1985 being obtained).</li> <li>(4) To approve the transfer of land at 8 Fairlight Avenue Harlesden NW10 8AN valued at £1,100,000 (One Million, One Hundred Thousand Pounds) in 2017 back from the General Fund to the Housing Revenue Account.</li> </ul>
13.	Authority to enter into a contract with Capital Letters	<p>Cabinet RESOLVED to approve the Council entering into a contract with Capital Letters (London) Limited for the procurement of private rented accommodation for the prevention and relief of homelessness at an average cost of £2,500 per property sourced by the company.</p>
14.	National Non-Domestic Rates – Applications for Discretionary Rate Relief	<p>Cabinet RESOLVED:</p> <ul style="list-style-type: none"> <li>(1) To approve the applications for discretionary rate relief in respect of national non-domestic rate liability as set out and detailed in Appendix 2 of the report.</li> </ul>

**London Borough of Brent – Summary of Decisions taken by the Cabinet on Monday 7 December 2020 (continued)**

Agenda Item No	Item	Decision
		(2) To approve the policy amendment removing the end date of 31 March 2020 and that the review commence in October 2021.
15.	Authority to award a contract for refurbishment works at Stonebridge Annexe	<p>Cabinet RESOLVED:</p> <p>(1) To approve the award of a contract for the refurbishment works at Stonebridge Annexe to Engie Regeneration UK &amp; Ireland for £1,197,038.48, subject to the satisfactory completion of the Judicial Review of the planning permission decision process in respect of the Morland Gardens re-development.</p> <p>(2) To note the update on the Morland Gardens redevelopment as detailed within paragraphs 3.12 – 3.14 of the report.</p>
16.	Brent Annual Infrastructure Funding Statement	<p>Cabinet RESOLVED:</p> <p>(1) To note the content of the report and Appendix 1 - Brent Infrastructure Funding Statement 2019/20.</p> <p>(2) To approve the Infrastructure Funding Statement set out in Appendix 1 of the report for publication on the Council’s website by 31 December 2020.</p>
17.	Commercial Property Rent	<p>Cabinet RESOLVED:</p> <p>(1) To formalise the application process for full or partial rent deferrals or rent negotiation through an online form. The online form would ensure that tenants provide the necessary evidence to support their application and allow the Council to verify the claim and assess the liquidity and solvency of the business i.e. identify those tenants who were experiencing cash flow issues now but who</p>

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		<p>would likely be in a better position to meet their rental costs in the future. The government was clear that where businesses could pay their rent, they should do so.</p> <p>(2) That a Panel consisting of officers from Property, Finance and Debt Collection departments be authorised to review each case and make recommendations to the Finance Director and the Strategic Director of Regeneration and Environment in accordance with the broad criteria below:</p> <ul style="list-style-type: none"> <li>• Temporary illiquidity of the tenant is a direct consequence of the pandemic;</li> <li>• The business is considered to be a micro business or SME;</li> <li>• The premises has been closed due to the pandemic, it cannot trade or has suffered a significant reduction in trade;</li> <li>• Evidence of illiquidity in the form of cash flow statement, statement of means or financial accounts;</li> <li>• Where the tenant is letting multiple premises from various landlords, the Council acts consistently with those other landlords;</li> <li>• There is a good prospect of the tenant’s business recovering.</li> </ul> <p>(3) That delegated authority be granted to the Finance Director, in consultation with the Strategic Director of Regeneration and Environment, to make full or partial rent deferral and rent negotiation decisions (in exceptional cases this may include lease re-gearing) on commercial tenancies to effect the most appropriate commercial property solution on a case-by-case basis.</p> <p>(4) Where businesses have arrears and do not engage in the process for applications for rent deferrals, or do not conform to the agreement made as part of that process, that the Council use the full legal powers to recover rent now and in the</p>



**London Borough of Brent – Summary of Decisions taken by the Cabinet on Monday 7 December 2020 (continued)**

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		<p>future. This would include:</p> <ul style="list-style-type: none"> <li>i. Use commercial rent arrears recovery, where allowed by statute (for example, where Brent is owed 276 days or more of unpaid rent);</li> <li>ii. Adding interest where tenants have not agreed rent deferrals with the Council (this is generally a standard lease provision);</li> <li>iii. Threat of forfeiture of the lease once the moratorium on forfeiture of commercial leases for non-payment of rent is lifted.</li> </ul> <p>(5) To agree that the above measures provide an incentive for tenants to either pay their rent or formally agree an arrangement with the Council.</p>
18.	Exclusion of Press and Public	There were no items that required the exclusion of the press or public.
19.	Any other urgent business	None.