

London Borough of Brent
Summary of Decisions taken by the Cabinet meeting held at 10am in the Conference Hall at Brent Civic Centre
on Monday 19 July 2021

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

ALSO IN REMOTE ONLINE ATTENDANCE: Councillors Nerva and Southwood

Agenda Item No	Item	Ward(s)	Decision
1.	Apologies for Absence		Apologies for absence were received from Carolyn Downs (Chief Executive) & Gail Tolley (Strategic Director, Children & Young People who was represented by Nigel Chapman)
2.	Declarations of Interest		None.
3.	Minutes of the Previous Meeting		Cabinet RESOLVED that the minutes of the previous meeting held on Monday 14 June 2021 be approved as an accurate record of the meeting.
4.	Matters Arising (if any)		None.
5.	Petitions (if any)		Cabinet received a petition submitted by Mr Sanjeev Shah representing parents of children who play for Forest United Youth FC. The petition called on the Council to intervene in order to save the Football Club and provide them with a permanent home. In presenting the petition Mr Shah highlighted what he felt to be the important legacy and role the Football Club played within the local community. Highlighting its proximity to Wembley as the home of football, Mr Shah was keen to ensure the clubs future was secured within Brent along with the provision of permanent facilities and a clubhouse on John Billam and Tenterden Sports Ground.

London Borough of Brent – Summary of Decisions taken by the Cabinet on Monday 19 July 2021 (continued)

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			<p>Councillor Tatler (as Lead Member for Regeneration, Property & Planning) in responding to the petition began by recognising the role which the club served within the local community. Highlighting the Council's support for all grass roots sports clubs across the borough, an assurance was provided of the Council's intention to continue working with the club in order to maintain and secure their continued provision and appropriate facilities at John Billam and Tenterden Sport Ground. Clarification was provided that the current relocation of the club had been on a temporary basis to enable essential drainage works to be undertaken in order to secure and protect the long term future of the playing fields and the clubs ongoing use of the facility. It was also noted that a formal response would be provided to the various issues raised under the petition and in supporting correspondence from the Club.</p> <p>Having noted the response provided Councillor M.Butt (Leader of the Council) ended by welcoming the contribution at the meeting and reaffirming the Council's support and commitment to securing the clubs future within Brent given its value to the local community and in order to continue delivering the best outcome for all.</p>
6.	Reference of item considered by Scrutiny Committees (if any)		There were no references from Scrutiny submitted for consideration at the meeting.
7.	Affordable Homes Programme	All Wards	<p>Cabinet RESOLVED:</p> <p>(1) To note the contents of the report and progress to date on</p>

London Borough of Brent – Summary of Decisions taken by the Cabinet on Monday 19 July 2021 (continued)

Agenda Item No	Item	Ward(s)	Decision
			<p>delivering both the New Council Homes Programme (NCHP) and other programmes and projects to deliver 5,000 new affordable homes in the borough by 2024.</p> <p>(2) To note the demand forecasts and that the current programme would continue to reduce the demand for permanent Council Homes.</p> <p>(3) To delegate authority to the Strategic Director, Community Wellbeing, in consultation with the Lead Member for Housing and Welfare Reform, to agree pre-tender considerations, invite tenders, evaluate tenders and thereafter to award development / construction contracts with developers / contractors in respect of the site listed in section 6.5 of the report (Church End).</p> <p>(4) To delegate authority to the Strategic Director, Community Wellbeing, in consultation with the Lead Member for Housing and Welfare Reform, to agree pre-tender considerations, invite tenders, evaluate tenders and thereafter to award development / construction contracts with developers / contractors in respect of the sites listed in section 6.3, 6.7 and 6.10 of the report, should the Council be unable to agree costs with the contractor appointed from the SCAPE Framework.</p> <p>(5) To delegate authority to the Strategic Director, Community Wellbeing, in consultation with the Lead Member for Housing and Welfare Reform, to agree pre-tender considerations, invite</p>

London Borough of Brent – Summary of Decisions taken by the Cabinet on Monday 19 July 2021 (continued)

Agenda Item No	Item	Ward(s)	Decision
			tenders, evaluate tenders and thereafter to award any High Value supply, services and/or design contracts in respect of the sites listed in section 6.0 of the report.
8.	Kilburn Square Housing Projects	Kilburn	<p>Cabinet RESOLVED:</p> <p>(1) To note the importance of the refurbishment works for the tower block and low rise maisonettes, and endorse the timeline and intention to establish a portfolio of options to support leaseholders with the payment of the recharge for the refurbishment works.</p> <p>(2) To note the increased engagement that was planned, primarily but not exclusively with residents of Kilburn Square for the proposed development, and endorse the project team to recommended changes to the designs following the outcome of engagement.</p> <p>(3) To delegate authority for the Strategic Director Community Wellbeing in consultation with the Lead Member for Housing and Welfare Reform to consult with those affected by the appropriation of Kilburn Square Site, the Clinic Site or the Brondesbury Road Site, (the Sites) and to consider the results from the equality monitoring highlighted in 6.2 of the report to ensure compliance with the Public Sector Equality Duty as well as the responses of the consultation and thereafter, and where relevant, to appropriate the Sites for planning purposes in order to facilitate the redevelopment of the site for which</p>

London Borough of Brent – Summary of Decisions taken by the Cabinet on Monday 19 July 2021 (continued)

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			<p>planning permission was being sought.</p> <p>(4) To delegate authority to the Strategic Director Community Wellbeing in consultation with the Lead Member for Housing & Welfare Reform to make an application to seek the Secretary of State’s consent under section 19 of the Housing Act 1985 to appropriate for another purpose (here for planning purposes in order to facilitate the redevelopment of the Sites for which Planning Permission is being sought) any part of Kilburn Square Site, the Clinic Site or the Brondesbury Road Site including any part consisting of a house or part of a house so that parts of these sites are no longer held for the purposes of Part II of the Housing Act 1985.</p> <p>(5) To delegate authority to the Strategic Director Community Wellbeing in consultation with the Lead Member for Housing and Welfare Reform to undertake the consultation pursuant to section 122 (2A) of the Local Government Act 1972 to consider the response to the consultation to appropriate the open space for planning purposes in order to facilitate the redevelopment of the open space for which Planning Permission was being sought.</p> <p>(6) To agree to apply section 203 of the Housing and Planning Act to override third party rights and to pay affected third parties compensation where required by statute.</p>
9.	Watling Gardens & Windmill	Kilburn &	Cabinet RESOLVED:

London Borough of Brent – Summary of Decisions taken by the Cabinet on Monday 19 July 2021 (continued)

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	Estate Infill Redevelopment Programme	Mapesbury	<p>(1) To authorise the Strategic Director Community Wellbeing to seek the approval of the Secretary of State to redevelop the sites under Ground 10A of Schedule 2 of the Housing Act 1985 to obtain vacant possession of properties at Watling Gardens and Windmill Court separately in order to redevelop and or demolish each of the Sites.</p> <p>(2) To delegate authority for the Strategic Director Community Wellbeing to make an application to seek the Secretary of State’s consent under section 19 of the Housing Act 1985 to appropriate any part of Watling Gardens, Windmill Court or Kilburn Square including any part consisting of a house or part of a house so that parts of these sites were no longer held for the purposes of Part II of the Housing Act 1985.</p> <p>(3) To delegate authority to the Strategic Director Community Wellbeing in consultation with the Lead Member for Housing & Welfare Reform to consider the impact of the Public Sector Equality implications and to ensure compliance with such duty and thereafter to consult with those affected by the appropriation of Watling Gardens and Windmill Court and to consider the responses of the consultation and thereafter and where appropriate to appropriate each of the sites separately for planning purposes in order to facilitate the redevelopment of the site for which planning permission was being sought.</p>

London Borough of Brent – Summary of Decisions taken by the Cabinet on Monday 19 July 2021 (continued)

Agenda Item No	Item	Ward(s)	Decision
			<p>(4) To note the offers made to secure tenants and leaseholders within Appendix 1 and 2 of the report which aimed to maximise choice and secure a better match with individual circumstances, by offering shared ownership and shared equity options and reversion to tenancy for vulnerable leaseholders.</p> <p>(5) To authorise the purchase of leasehold interests required for the schemes by private treaty and delegate authority to Strategic Director Regeneration & Environment, in consultation with the Lead Member for Regeneration, Property and Planning to agree the terms of each purchase and enter into Contracts and to agree the payment of compensation in accordance with the Circular mentioned in section 6 of the report.</p> <p>(6) To delegate authority to the Strategic Director Community Wellbeing to take all necessary steps to commence the process for the making, confirmation and implementation of a Compulsory Purchase Order (CPO) for Watling Gardens or Windmill Court separately, including securing the appointment of suitable external advisors for each of the Sites and preparing all necessary CPO documentation under delegated authority. The key steps to make a CPO are set out in section 6 of the report and prior to doing this there will be a need to consider and have due regard to the impact of the Council's Public Sector Equality Duty</p>

London Borough of Brent – Summary of Decisions taken by the Cabinet on Monday 19 July 2021 (continued)

Agenda Item No	Item	Ward(s)	Decision
			<p>(7) To agree that the use of CPO powers is exercised after balancing the rights of individual property owners with the requirement to obtain vacant possession of properties at Watling Gardens and Windmill Court.</p> <p>(8) To authorise serving of the initial demolition notices to suspend the secure tenants' right to buy at Watling Gardens and Windmill Court and to serve the final demotion notices once the date for demolition was known.</p>
10.	Housing Rechargeable Repairs Policy	All Wards	<p>Cabinet RESOLVED:</p> <p>(1) To note the content of the report including the results of the resident consultation exercise and the Equality Impact Assessment</p> <p>(2) To approve the Housing Rechargeable Repairs Policy for implementation.</p>
11.	Article 4 Directions Removing Permitted Development Rights for Change of Use From Class E commercial, business and service uses to C3 dwelling houses and redevelopment of office, research and development and light industry to C3 dwelling houses	All Wards	<p>Having noted the addendum to the report, Cabinet RESOLVED:</p> <p>(1) To note the changes to the planning system and the options for Article 4 Directions available.</p> <p>(2) To approve the making of Article 4 Directions removing the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) permitted development</p>

London Borough of Brent – Summary of Decisions taken by the Cabinet on Monday 19 July 2021 (continued)

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			<p>rights for:</p> <ul style="list-style-type: none"> A) Class MA commercial, business and service uses to dwelling houses and Class ZA demolition of buildings and construction of new dwellings in their place for all Strategic Industrial Locations and Locally Significant Industrial Sites designations within the draft Brent Local Plan as set out in Appendix 2 of the report; B) Class MA commercial, business and service uses to dwellinghouses and Class ZA demolition of buildings and construction of new dwellinghouses in their place for all draft Local Plan site allocations as set out in Appendix 3. C) (as amended within the addendum) Class M certain uses to dwelling houses and Class MA commercial, business and service uses to dwelling houses at ground floor level for all designated town centres and Class MA for use class E(g)(i) offices on non-ground floors as identified in the draft Brent Local Plan as set out in Appendix 4 of the report. D) Class MA for office, research and development and light industrial (Use Class E (g)) in the remainder of the borough outside areas covered by a), b) and c) recommended above as set out in Appendix 5 of the report. <p>(3) To approve the delegation of consideration of representations received and the decision on whether to confirm the Article 4</p>

London Borough of Brent – Summary of Decisions taken by the Cabinet on Monday 19 July 2021 (continued)

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			directions to the Strategic Director of Regeneration and Environment in association with the Cabinet Member for Regeneration, Property and Planning.
12.	Proposals to change Special Educational Need Designation and change published admission numbers (PAN) for Phoenix Arch School	All Wards	<p>Cabinet RESOLVED:</p> <p>(1) To approve the proposal to amend the designation of Phoenix Arch Special School from a designation of Autistic Spectrum Disorder (ASD) and Social, Emotional and Mental Health (SEMH) to ASD only.</p> <p>(2) To approve the proposal to increase the Published Admission Number (PAN) within the school from 55 to a maximum of 68, subject to the school gaining planning permission for an expansion of the existing school building.</p>
13.	Brent Neighbourhood Community Infrastructure Levy (NCIL) Projects	All Wards	<p>Cabinet RESOLVED:</p> <p>(1) To approve the NCIL allocation of:</p> <ul style="list-style-type: none"> • £194,988 for Jason Roberts Foundation - Connect Brent Project: to undertake much needed upgrading works at The Pavilion, the community centre where the charity was based. The project would make the centre an all-weather facility that could be used by residents and community groups all year-round, by erecting a steel canopy over the multi-games area and 5-a-side pitch.

London Borough of Brent – Summary of Decisions taken by the Cabinet on Monday 19 July 2021 (continued)

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			<ul style="list-style-type: none"> • £100,000 for Brent Music Service in partnership with local Harlesden schools and community groups – Brent Music Service Harlesden Music Centre Project: Providing local, easily accessible venues to address the barriers preventing CYP participation in out-of-school music activity. Weekly centres would be available for children in Harlesden schools and would become progressively more visible in the community as the project progressed. • £124,700 for Queen's Park Area Residents' Association (QPARA) in partnership with Brent Council – Keslake Pocket Park Improvements Project: The project would remodel Keslake Pocket Park to make it safer and design out anti-social behaviour, crime, loitering and littering by providing a layout and street components that created a well-lit, safe, and open space. There would be increased visibility both into and across the space and the new design would provide a pleasing visual amenity, as well as a small square area for the local community. • £100,000 for Alperton residents in partnership with Brent Council - Creating an Open Space for the Whole Community Project: The proposal by the residents was to enhance the quality of Alperton Sports Ground and address concerns raised by residents around the lack of outdoor and play facilities, anti-social behaviour, security and safety concerns as a result of development.

London Borough of Brent – Summary of Decisions taken by the Cabinet on Monday 19 July 2021 (continued)

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			<p>(2) To note and endorse the NCIL applications less than £100,000 approved by the Panel as summarised in section 8.3 of the report.</p> <p>(3) To note that following approval of these projects, the final stage would involve the Grants Manager undertaking further scrutiny in order to ensure a deliverable measurable outcome analysis was completed in conjunction with the delivery agency. This would form part of a signed legally binding funding agreement that was regularly monitored. If the outcomes are not in line with Brent Council priorities and not agreed, the funding offer may be withdrawn.</p>
14.	Financial Outturn Report 2020/21	All Wards	Cabinet REOLVED to note the overall financial outturn position for 2020/21.
15.	Qtr1 Financial Report 2021/22	All Wards	Cabinet RESOLVED to note the overall financial position and the actions being taken to manage the issues arising as detailed within the report.
16.	Medium Term Financial Outlook	All Wards	<p>Cabinet RESOLVED:</p> <p>(1) To note the contents of the report and the potential financial impact on the Council's Medium Term Financial Strategy.</p> <p>(2) To agree the budget setting process for 2022/23, including the approach to consultation and scrutiny, as set out in section five</p>

London Borough of Brent – Summary of Decisions taken by the Cabinet on Monday 19 July 2021 (continued)

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			<p>of the report.</p> <p>(3) To note and agree the proposed 2020/21 capital budget carry forwards and capital virements, as set out in section six of the report.</p> <p>(4) To note the financial position with regards to the Housing Revenue Account, as set out in section seven of the report.</p> <p>(5) To note the financial position with regards to Schools and the Dedicated Schools Grant, as set out in section eight of the report.</p>
17.	Corporate Performance - Q4 2020/21 Performance Report	All Wards	<p>Cabinet RESOLVED:</p> <p>(1) To note the performance information contained in the report.</p> <p>(2) To note the current and future strategic risks associated with the information provided and agree the remedial actions on strategic risks identified as appropriate alongside the challenge on progress being provided with responsible officers as necessary.</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.