

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 11 October 2021

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

ALSO IN REMOTE ONLINE ATTENDANCE: Councillors McLennan

Agenda Item No	Item	Ward(s)	Decision
1.	Apologies for Absence		<p>An apology for lateness was received from Councillor Stephens.</p> <p>Apologies for absence were received from Carolyn Downs (Chief Executive – represented by Peter Gadsdon as Strategic Director of Customer & Digital Services), Phil Porter (Strategic Director, Community & Wellbeing – represented by Hakeem Osinaike as Operational Director of Housing) and Alan Lunt (Strategic Director Regeneration & Environment represented by Alice Lester as Operational Director of Regeneration, Growth & Employment).</p>
2.	Declarations of Interest		Peter Gadsdon & Gail Tolley both declared a personal interest in Agenda Item 9 (Proposals for ownership and refurbishment of Granville New Homes Blocks) as council appointed Directors on the Boards of First Wave Housing Ltd and i4B Holdings Ltd.
3.	Minutes of the Previous Meeting		Cabinet RESOLVED that the minutes of the previous meeting held on Monday 13 September 2021 be approved as an accurate record of the meeting.
4.	Matters Arising (if any)		None.

London Borough of Brent – Summary of decisions taken by the Cabinet on Monday 11 October 2021 (continued)

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5.	Petitions (if any)		None
6.	Reference of item considered by Scrutiny Committees (if any)		<p>Cabinet noted the supplementary agenda item circulated in advance of the meeting which contained the recommendations made by the Community & Wellbeing Scrutiny Committee held on 7 October 21 arising from their pre decision scrutiny of the implications for Brent Housing Management and the Housing Revenue Account of the proposals relating to the ownership and refurbishment of the Granville New Homes blocks, as contained within the report accompanying Agenda Item 9.</p> <p>The Leader of the Council advised that these recommendations would be considered as part of the discussions under Agenda Item 9.</p> <p>There were no other references from Scrutiny submitted for consideration at the meeting.</p>
7.	Future of St Raphael's Estate	Stonebridge	<p>Cabinet NOTED the comments made by Asif Zamir (Chair of St Raphs Voice) who had requested to speak on the item. In addressing Cabinet, Mr Zamir outlined the important role of St Raphs Voice in representing the local community on the estate and disappointment felt at the fact full redevelopment was (at this current stage) no longer available as an option for residents to support.</p> <p>Whilst understanding the reasons why delivery of the redevelopment masterplan was not currently considered to be financially viable, Mr</p>

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			<p>Zamir highlighted concerns to ensure that the infill plus masterplan continued to be progressed on the basis of a community led approach in order to deliver the priorities and immediate improvements identified by residents on the estate along with the significant investment that would be required. Alongside the design and delivery of new homes other priorities identified had included improvements to the care and maintenance of the estate, community and green spaces, public realm, waste management, traffic and parking, which residents were keen to ensure were progressed in order to improve the quality of life for all those living on the estate.</p> <p>In responding to the comments, Councillor Southwood (as Lead Member for Housing & Welfare Reform), began by thanking Mr Zamir for addressing the meeting in order to highlight residents views and for the supportive and constructive way in which St Raphs Voice had continued to work and challenge the Council in order to provide confidence for residents in the process. Whilst recognising the disappointment felt by residents that it would not be possible to offer the choice between full redevelopment and infill plus as options, an assurance was provided that the approach towards development of infill “plus” would continue to be community led and focussed on providing meaningful investment to secure real and tangible change for residents, which would also include the consideration of wider objectives such as health and economic recovery. It was also confirmed, in response to the request from St Raphs Voice, that the approach being recommended to Cabinet</p>

London Borough of Brent – Summary of decisions taken by the Cabinet on Monday 11 October 2021 (continued)

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			<p>would not prevent the option of full redevelopment being revisited, should circumstances in terms of the financial viability of the scheme alter at any stage in the future.</p> <p>Having noted the response provided, Councillor M Butt (Leader of the Council) ended by welcoming the comments made by Mr Zamir on behalf of St Raphs Voice and Cabinet RESOLVED:</p> <ul style="list-style-type: none"> (1) To confirm its continued commitment to improving the lived experience on St Raphael's through an 'infill plus' approach to the delivery of new Council homes. This to include the delivery of resident priorities for green space and play space, streets and safety, community amenities, connectivity, health and employment. (2) To approve the allocation of £2.35m to enable commencement of the design of the Infill Masterplan, design of the wider estate improvements and the purchase and installation of a temporary community / project building, as described at paragraph 5 of the report. (3) To note the Resident's Charter developed by St Raphael's Voice, the content of which informed planning for the Infill Masterplan and to acknowledge the role and commitment of St Raphs Voice, the Resident Board on St Raphael's, in the Future St Raphael's project, to date and in the future.

London Borough of Brent – Summary of decisions taken by the Cabinet on Monday 11 October 2021 (continued)

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8.	Article 4 Direction Removing Permitted Development Rights for Change of Use From Class C3 dwelling houses to Class C4 House in Multiple Occupation	All Wards	<p>Cabinet RESOLVED</p> <ul style="list-style-type: none"> (1) To note the representations received on a non-immediate Article 4 Direction made in October 2019 removing permitted development rights for change of use from Residential (C3) to Houses in Multiple Occupation (C4) and the officers' responses. (2) To agree, having considered the representations received, that the non-immediate Article 4 Direction made in October 2019 removing permitted development rights for change of use from Residential (C3) to Houses in Multiple Occupation (C4) does not proceed to confirmation and the Direction is formally revoked. (3) To approve the making of a new borough wide non-immediate Article 4 direction for change of use from Residential (C3) to Houses in Multiple Occupation (C4) that excludes the draft Local Plan's site allocations within Church End Growth Area and all parts of the other seven Growth Areas as shown in Appendix B of the report. (4) To delegate authority to the Strategic Director for Regeneration and Environment in association with the Cabinet Member for Regeneration, Property and Planning to consider consultation responses and the decision on whether to confirm the Article 4 Direction.

London Borough of Brent – Summary of decisions taken by the Cabinet on Monday 11 October 2021 (continued)

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9.	Proposal for ownership and refurbishment of Granville New Homes blocks	All Wards	<p>Having considered and noted the recommendations made by the Community & Wellbeing Scrutiny Committee held on 7 October 21 in relation to their pre decision scrutiny of the proposals, Cabinet RESOLVED:</p> <ul style="list-style-type: none"> (1) To note the options analysis and agree that disposing of the blocks at Granville New Homes to the Council's Housing Revenue Account was the best option, subject to a consultation with residents being carried out. (2) To approve commencing a consultation with residents on the proposed option 1C as set out in sections 5 and 6 of the report. (3) To delegate authority to the Strategic Director of Community Wellbeing in consultation with the Director of Finance and the Lead Member (the Deputy Leader) for a final decision regarding the disposal of the properties, subject to the outcomes of the consultation with residents. (4) To delegate authority to the Director of Finance to renegotiate the terms and payment of the loan between Brent Council and First Wave Housing Ltd.
10.	Quarter 2 Financial Report 2021/22	All Wards	<p>Cabinet RESOLVED</p> <ul style="list-style-type: none"> (1) To note the overall financial position as detailed within the Quarter 2 update and the actions being taken to manage the

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			<p>issues highlighted within the report.</p> <p>(2) To note the budget setting strategy for 2022/23,</p>
11.	Authority to Award Contract for the Managed Services for Temporary Agency Staff	All Wards	Cabinet RESOLVED to approve the award of the contract for a Managed Service for Temporary Agency Staff to Contractor C for a period of three years plus a one year extension.
12.	2021/22 Quarter 1 (April - June) Performance Report	All Wards	<p>Cabinet RESOLVED</p> <p>(1) To note the performance information contained in the updated report format.</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>
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.