

London Borough of Brent
Summary of Decisions taken by the Cabinet held in the Conference Hall, Brent Civic Centre at 10am on
Monday 14 November 2022

PRESENT: Councillor M Butt (Chair), Councillor M Patel (Vice-Chair) and Councillors Donnelly-Jackson, Farah, Grahl, Knight, Nerva, Krupa Sheth, Southwood and Tatler.

ALSO PRESENT: Councillors Georgiou and Molloy.**Error! No document variable supplied.**

Agenda Item No	Item	Ward(s)	Decision
1.	Apologies for Absence		None received.
2.	Declarations of Interest		<p>Peter Gadsdon (Corporate Director Resident Services) and Phil Porter (Corporate Director Adult Social Care) declared personal interests in relation to Agenda Item 8 (Update on New Affordable Housing Supply) as Council appointed Directors on the Boards of i4B & FWH Ltd.</p> <p>Councillor Muhammed Butt declared a personal interest in relation to Agenda Item 8 (Update on New Affordable Housing Supply) in view of his brother (Councillor Saqib Butt) also serving as a Council appointed Director on the Boards of i4B & FWH Ltd.</p> <p>There were no other declarations of interest made at the meeting.</p>
3.	Minutes of the Previous Meeting		Cabinet RESOLVED that the minutes of the previous meeting held on Monday 17 October 2022 be approved as an accurate record of the meeting.
4.	Matters Arising (if any)		None.

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5.	Petitions (if any)		There were no petitions submitted for consideration at the meeting.
6.	Reference of item considered by Scrutiny Committees (if any)		There were no references from Scrutiny submitted for consideration at the meeting.
7.	Draft Budget 2023/24	All Wards	<p>Cabinet RESOLVED</p> <ul style="list-style-type: none"> (1) To note the overall financial position, as set out within the report. (2) To approve consultation on the new budget proposals, as set out in Appendices A and B of the report. (3) To agree to consult on a Council Tax increase of 2.99% (consisting of a 1.99% general increase plus 1% for the Adult Social Care Precept) in 2023/24. (4) To endorse the approach to the statutory process of consultation, scrutiny and equalities between November 2022 and February 2023, as set out in Section 8 of the report. (5) To endorse the changes to the technical budget assumptions underpinning the budget, as set out in Section 4 of the report. (6) To note the position with regard to the funding for Schools and the Dedicated Schools Grant, as set out in Section 9 of the report.

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			<p>(7) To note the rent increase for 2023/24 would be subject to the outcome of the government consultation on the proposed rent cap, as set out in Section 10 of this report.</p> <p>(8) To note the position with regard to the Capital programme, as set out in Section 11 of the report.</p>
8.	Update on New Affordable Housing Supply	All Wards	<p>Cabinet noted the comments made by Councillor Georgiou who had requested to speak at the meeting in respect of the item. In addressing Cabinet Councillor Georgiou whilst recognising the increasing demand for affordable social housing and welcoming the update provided within the report, sought clarification in relation to the number of new Council homes which had been developed and let to date under the New Council Homes Programme along with a breakdown on rent levels and tenure, including any provided under a shared ownership model. In expressing concern at the definition and inclusion of shared ownership as an affordable housing product, Councillor Georgiou supported the need for a more detailed review around the demand for shared ownership within Brent prior to any new Brent Shared Ownership offer being considered. Pending this he urged Cabinet to consider rejecting the approach outlined within the report towards the conversion of schemes offering units at London Affordable Rent to Shared Ownership and also to consider preventing developers using shared ownership as an alternative to offering what he felt were more genuinely affordable housing products.</p> <p>In responding to the comments raised, Councillor Muhammed Butt</p>

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			<p>(as Leader of the Council) felt it important to recognise the pressure on the Council to address increasing demand for the provision of affordable social housing across the borough along with the difficult nature of choices needing to be made around available options, given the significant challenges in meeting the level of need identified. In view of the clarification being sought, Councillor Butt advised he would arrange for a detailed response to be provided on the issues raised by Councillor Georgiou outside of the meeting.</p> <p>Having considered the comments made Cabinet RESOLVED:</p> <p>(1) To note the content of the report and approve (as a result of clarification provided) the following officers, namely Corporate Director Residents Services and Corporate Director Communities & Regeneration being authorised in respect of projects which are the responsibility of their departments (in consultation with Cabinet Members for Housing, Homelessness and Renters Security & Regeneration and Planning respectively):</p> <ul style="list-style-type: none"> • To convert schemes to include alternative tenures, either shared ownership or open market sale, with a view to making schemes viable and prioritise delivery of larger homes; • To utilise conversion in larger schemes to address financial pressures on schemes currently in contract;

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			<ul style="list-style-type: none"> • To utilise conversion in larger schemes in order to address viability gaps for schemes not yet in contract but would provide much needed larger family sized accommodation. <p>(2) To note the update provided for the Wembley Housing Zone.</p> <p>(3) To note the update provided for St Raphael’s estate.</p> <p>(4) To approve that all new planning permission applications submitted as part of the New Council Homes Programme (NCHP) going forward commit to 50% affordable housing with a view to delivering above this wherever possible.</p> <p>(5) To approve a capital budget allocation of £44m (including 10% contingency) for the development at Edgware Road.</p> <p>(6) To delegate authority to the Corporate Director, Resident Services, in consultation with the Corporate Director for Finance & Resources and Cabinet Member for Housing, Homelessness and Renter Security, to agree pre-tender considerations, invite tenders, evaluate tenders and thereafter to award development/construction contracts with developers/contractors for Edgware Road to the value of £40m + 10%.</p>

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			<p>(7) To approve the use of Modern Methods of Construction for a minimum of 25% of all homes built under the second Homes for Londoners Programme as required by the GLA.</p> <p>(8) To commission a report into shared ownership demand in Brent and examples of best practice in order to influence a new 'Brent shared ownership offer'.</p> <p>(9) To delegate authority to the Corporate Director, Resident Services, to make an application to seek Secretary of State's consent under section 19 of the Housing Act 1985 to appropriate any part of St Raphael's Estate necessary to progress the development for planning purposes so that part of the Estate is no longer held for the purpose of Part II of the Housing Act 1985 as set out in Appendix 5 of the report.</p> <p>(10) To delegate authority to the Corporate Director, Resident Services in Consultation with the Cabinet Member for Housing, Homelessness and Renters Security to consider the impact of the Public Sector Equalities Duty implications and to ensure compliance with that duty and to consult with those affected by the appropriation of areas within St Raphael's Estate and to consider the responses of the consultation and thereafter and where appropriate to appropriate the relevant parts of the St Raphael's Estate for planning purposes in order to facilitate the development pursuant to section 122 of the Local Government Act 1972 as set out in Appendix 5 of</p>

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			<p>the report.</p> <p>(11) To delegate authority to the Corporate Director, Resident Services in consultation with the Lead Member Housing, Homelessness and Renters Security to appropriate part of the open space at St Raphael's Estate s necessary to progress the development pursuant section 122 (2A) of the Local Government Act 1972 and prior to doing so to advertise for two consecutive weeks in a newspaper circulating in the area in which the land is situated and consider any objections to the proposed appropriation which may be made to them.</p> <p>(12) To approve the reduction of the affordable homes to be built at Neville and Winterleys on behalf of the Council from 101 units to 95 units in line with the proposal set out in section 6.5 to 6.7 of the report. To delegate authority to the Corporate Director, Resident Services, any further changes up to a 5% tolerance.</p>
9.	Future St Raphael's Estate	Stonebridge	<p>Cabinet RESOLVED:</p> <p>(1) To note and approve the £30m budget and spending proposal, as detailed within the report.</p> <p>(2) To delegate authority to the Corporate Director for Resident Services in consultation with the Corporate Director of Finance and Resources and Cabinet Member for Housing, Homelessness and Renters Security, to approve any</p>

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			procurement of services and spend to successfully deliver all improvements outlined in Appendix A of the report, in accordance with the budgets set out in the proposal.
10.	Refurbishment of Granville New Homes	Kilburn	<p>Cabinet RESOLVED:</p> <ol style="list-style-type: none"> (1) To agree the criteria for the works as set out in Section 4 of the report. (2) To approve the inviting of tenders and awarding the contract to a suitably experienced Technical Consultancy that will manage the design, procurement and delivery of the refurbishment works to the properties based on the pre - tender considerations set out in paragraph 8.4 of the report. (3) To delegate of the award of the contract for Technical Consultancy to the Corporate Director, Residents Services in consultation with the Cabinet Member for Housing, Homelessness & Renters Security. (4) To delegate approval of the procurement, pre tender consideration, evaluation and contract award to a suitably experienced Contractor that will undertake the refurbishment works to the properties, to the Corporate Director, Residents Services in consultation with the Cabinet Member for Housing, Homelessness & Renters Security. (5) To approve the allocation of £26.4m inclusive of VAT from

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			capital to fund the Works and Technical Consultancy services in accordance with the detail set out in the report.
11.	Cost of Living Crisis: Supporting Residents with a Warm Place in Brent this Winter	All Wards	<p>Cabinet RESOLVED:</p> <ol style="list-style-type: none"> (1) To note that the Council network of “Warm Welcome Spaces” had commenced with the Council’s libraries registered on the warm welcome national website. (2) To note that work was under way to develop a cohesive joint offer for residents to access support, advice, warmth and temporary refuge or respite through the network of “Warm Welcome Spaces”. (3) To note that the Council will work with partners across Brent to maximise impact and map where offers of support meet the needs and demands of Brent residents. (4) To note that a Council Project Group had been established reporting to the Council’s Cost of Living Crisis Working Group, to monitor the take up and impact of the Warm Welcome Spaces approach. Representatives include Customer Access, Public Health, Strategy and Partnerships, Children & Young People: Early Help, Adult Social Care, and the Communications Team. (5) To note that meetings of the Group will take place as the autumn and winter season progresses; in order that the impact

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			<p>of actions can be (re)worked, (re)considered and monitored.</p> <p>(6) To note that Facilities Management will prioritise maintenance of heating systems across the Council’s estate to maintain the Council’s public offer.</p> <p>(7) To note the proposal to progress the action plan tasks to the proposed timetable.</p> <p>(8) To note that pursuant to, and within the exercise of the delegated authority of the Corporate Director of Resident Services, limited financial support will be made available in the form of “Warm Welcome Spaces Grants” to community, faith and voluntary groups who make space available throughout the winter season and meet the criteria to offer a Warm Welcome spaces that is inclusive, non-judgmental, and where everyone can expect a warm welcome from staff and volunteers.</p> <p>(9) To delegate authority to the Corporate Director of Resident Services in consultation with the Cabinet Member for Community Engagement, Equalities and Culture to set the eligibility criteria in respect of the funds available within the Council’s current budget for a “Warm Welcome Spaces Grant”.</p>
12.	School Place Planning Strategy 2019-23 Refresh		<p>Cabinet RESOLVED:</p> <p>(1) To approve the refresh of the School Place Planning Strategy</p>

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			<p>2019-2023 as detailed within Appendix 1 of the report.</p> <p>(2) To note that Planning Areas had been reviewed to align with the new ward boundaries and that Planning Area 5 had been divided into two Planning Areas to support analysis of school places in the south of the borough.</p> <p>(3) To note current forecasts for primary and secondary places indicated a fall in demand in the short term, with larger impacts on some planning areas than others.</p> <p>(4) To note 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 (including the SEN Capital Programme of £44.19m approved by Cabinet in January 2022).</p> <p>(5) To note the reported impact of the COVID-19 pandemic on Early Years provision and the strategies to support recovery in the sector.</p>
13.	Consultation on Admissions Arrangements for Community Schools for 2024-2025	All Wards	<p>Cabinet RESOLVED:</p> <p>(1) To approve consultation on the following changes to the Admission Arrangements for Brent Community Schools for 2024/25:</p> <p>(a) the removal of all admission criteria determined by</p>

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			<p>catchment area, and their replacement with criteria for all siblings and all other children;</p> <p>(b) a change to lift the priority of the children of staff criterion to before siblings;</p> <p>(c) expansion of the Medical and Social Needs criterion to include consideration of the medical or social needs of family members with caring or parental responsibility for an applicant.</p>
14.	Annual Procurement Strategy Report - FY 2021-22		Cabinet RESOLVED to note and endorse the Annual Procurement Strategy Report 2021/22 as set out in Appendix 1 of the report.
15.	Complaints Annual Report 2021-22	All Wards	Cabinet RESOLVED to note Brent’s performance in managing and resolving complaints, as detailed within the Complaints Annual Report for 2021-22.
16.	Exclusion of Press and Public		There were no items that required the exclusion of the press or public.
17.	Any other urgent business		None.