



# Brent

## Cabinet

**Monday 11 December 2023 at 10.00 am**

Conference Hall - Brent Civic Centre, Engineers Way,  
Wembley, HA9 0FJ

Please note this will be held as a physical meeting which all Cabinet members will be required to attend in person.

**The meeting will be open for the press and public to attend or alternatively can be followed via the live webcast. The link to follow proceedings via the live webcast is available [HERE](#)**

### Membership:

#### Lead Member Councillors:

#### Portfolio

M. Butt (Chair)  
Tatler (Vice-Chair)

Leader of the Council  
Deputy Leader, Cabinet Member for Finance, Resources & Reform and Cabinet Member for Regeneration, Planning & Growth

Donnelly-Jackson  
Farah

Cabinet Member for Customers, Communities & Culture  
Cabinet Member for Safer Communities & Public Protection

Grahl  
Knight

Cabinet Member for Children, Young People & Schools  
Cabinet Member for Housing, Homelessness & Renters Security

Nerva  
Krupa Sheth

Cabinet Member for Public Health & Adult Social Care  
Cabinet Member for Environment, Infrastructure and Climate Action

**For further information contact:** James Kinsella, Governance Manager, Tel: 020 8937 2063; Email: [james.kinsella@brent.gov.uk](mailto:james.kinsella@brent.gov.uk)

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## **Notes for Members - Declarations of Interest:**

If a Member is aware they have a Disclosable Pecuniary Interest\* in an item of business, they must declare its existence and nature at the start of the meeting or when it becomes apparent and must leave the room without participating in discussion of the item.

If a Member is aware they have a Personal Interest\*\* in an item of business, they must declare its existence and nature at the start of the meeting or when it becomes apparent.

If the Personal Interest is also significant enough to affect your judgement of a public interest and either it affects a financial position or relates to a regulatory matter then after disclosing the interest to the meeting the Member must leave the room without participating in discussion of the item, except that they may first make representations, answer questions or give evidence relating to the matter, provided that the public are allowed to attend the meeting for those purposes.

### **\*Disclosable Pecuniary Interests:**

- (a) **Employment, etc.** - Any employment, office, trade, profession or vocation carried on for profit gain.
- (b) **Sponsorship** - Any payment or other financial benefit in respect of expenses in carrying out duties as a member, or of election; including from a trade union.
- (c) **Contracts** - Any current contract for goods, services or works, between the Councillors or their partner (or a body in which one has a beneficial interest) and the council.
- (d) **Land** - Any beneficial interest in land which is within the council's area.
- (e) **Licences** - Any licence to occupy land in the council's area for a month or longer.
- (f) **Corporate tenancies** - Any tenancy between the council and a body in which the Councillor or their partner have a beneficial interest.
- (g) **Securities** - Any beneficial interest in securities of a body which has a place of business or land in the council's area, if the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body or of any one class of its issued share capital.

### **\*\*Personal Interests:**

The business relates to or affects:

(a) Anybody of which you are a member or in a position of general control or management, and:

- To which you are appointed by the council;
- which exercises functions of a public nature;
- which is directed is to charitable purposes;
- whose principal purposes include the influence of public opinion or policy (including a political party or trade union).

(b) The interests of a person from whom you have received gifts or hospitality of at least £50 as a member in the municipal year;

or

A decision in relation to that business might reasonably be regarded as affecting the well-being or financial position of:

- You yourself;
- a member of your family or your friend or any person with whom you have a close association or any person or body who is the subject of a registrable personal interest.

# Agenda

Introductions, if appropriate.

Item	Page
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<b>1 Apologies for Absence</b>	
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<b>2 Declarations of Interest</b>	
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Members are invited to declare at this stage of the meeting, the nature and existence of any relevant disclosable pecuniary or personal interests in the items on this agenda and to specify the item(s) to which they relate.

<b>3 Minutes of the Previous Meeting</b>	1 - 8
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To approve the minutes of the previous meeting held on Thursday 16 November 2023 as a correct record.

<b>4 Matters Arising (if any)</b>	
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To consider any matters arising from the minutes of the previous meeting.

<b>5 Petitions (if any)</b>	
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To consider any petitions for which notice has been provided, in accordance with Standing Order 66.

Members are asked to note that the following petition(s) are due to be presented at the meeting:

- Planting of additional trees along Bathurst Gardens
- Special Educational Needs and Disability School Transport

<b>6 Reference of item considered by Scrutiny Committees (if any)</b>	
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To consider any reports referred by either the Community & Wellbeing or Resources & Public Realm Scrutiny Committees.

## Resident Services reports

<b>7 Affordable Housing Supply update 2023</b>	9 - 34
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The purpose of this report is to provide an overview of progress against the Council's targets in relation to the delivery of affordable homes in the borough. The report also sets out specific decisions required for schemes

being delivered directly by the Council, whether this be through the New Council Homes Programme (NCHP) or Regeneration schemes.

(Agenda republished on 8 December 2023 to include an amended version of the report with changes underlined and highlighted in bold)

**Ward Affected:** All Wards  
**Lead Member:** Cabinet Member for Housing, Homelessness & Renters Security (Councillor Promise Knight)  
**Contact Officer:** Emily-Rae Baines, Head of Affordable Housing and Partnerships  
Tel: 020 8937 1131  
[Emily-Rae.Baines@brent.gov.uk](mailto:Emily-Rae.Baines@brent.gov.uk)

## 8 Air Quality Action Plan Adoption 35 - 48

This report seeks approval for the adoption of the Air Quality Action Plan as well as approval for the Air Quality Management Area Order, which extends the AQMA to cover the whole borough.

**Members are asked to note that due to their file size the eight appendices listed in the report have been published as a separate pack to the main agenda.**

**Ward Affected:** All Wards  
**Lead Member:** Cabinet Member for Environment, Infrastructure & Climate Action (Councillor Krupa Sheth)  
**Contact Officer:** Lauren Salisbury, Air Quality Policy and Projects Officer  
Tel: 020 8937 5230  
[Lauren.Salisbury@brent.gov.uk](mailto:Lauren.Salisbury@brent.gov.uk)

## 9 Corporate Performance Q1 and Q2 2023/24 Performance Report 49 - 66

This report and the performance scorecard (included as an Appendix) set out the position of the Council's performance in the first and second quarter of 2023/24. The content of the report and scorecard focus on progress in delivering the priorities and outcomes set out in the Council's Borough Plan 2023-2027: Moving Brent Forward Together.

**Ward Affected:** All Wards  
**Lead Member:** Leader (Councillor Muhammed Butt)  
**Contact Officer:** Jon Cartwright, Head of Change and Customer Insight  
Tel: 0202 8937 1742  
[jonathan.cartwright@brent.gov.uk](mailto:jonathan.cartwright@brent.gov.uk)

## 10 Uncollectable Debt Write-off 67 - 72

This report informs Cabinet of the debts written off between 1 April 2023

and 30 September 2023 that exceed £20,000.00 in relation to council tax, sundry debts, adult social care client contributions, and housing benefit overpayments.

**Ward Affected:**  
All Wards

**Lead Member:** Cabinet Member for Customers, Communities and Culture (Councillor Fleur Donnelly-Jackson)

**Contact Officer:** Peter Cosgrove, Head of Revenues and Debt

Tel: 020 8937 2307

[Peter.Cosgrove@brent.gov.uk](mailto:Peter.Cosgrove@brent.gov.uk)

## Finance & Resources reports

### 11 Authority to Award Contracts for the Purchase of Gas and Electricity (October 2024 to September 2028) 73 - 100

This report seeks approval to the award of four year contracts for the supply of gas and electricity to the Council via the LASER Energy Framework to cover the period of the 01/10/2024 – 30/09/2028.

**Ward Affected:**  
All Wards

**Lead Member:** Deputy Leader and Cabinet Member for Finance, Resources and Reform (Councillor Shama Tatler)

**Contact Officer:** Oliver Myers, Head of Environmental Strategy & Commissioning

Tel: 020 8937 5323

[oliver.myers@brent.gov.uk](mailto:oliver.myers@brent.gov.uk)

## Chief Executive reports

### 12 Appointment of i4B Holdings Ltd and First Wave Housing Ltd Chair 101 - 104

This report seeks approval for the appointment of Andrew Hudson to take up the position of Chair to the board of the Council's two wholly owned housing companies, i4B Holdings Ltd and First Wave Housing Ltd.

**Ward Affected:**  
All Wards

**Lead Member:** Deputy Leader and Cabinet Member for Finance, Resources and Reform (Councillor Shama Tatler)

**Contact Officer:** Sadie East, Director - Transformation

Tel: 020 8937 1507

[sadie.east@brent.gov.uk](mailto:sadie.east@brent.gov.uk)

## Communities & Regeneration reports

### 13 Brent Infrastructure Funding Statement 2022/23 105 - 188

This report introduces the Council's fourth Infrastructure Funding Statement (IFS), which has been prepared in line with the Community

Infrastructure Levy (CIL) Regulations (amended 2019).

**Ward Affected:**  
All Wards

**Lead Member:** Cabinet Member for  
Regeneration, Planning & Growth (Councillor  
Shama Tatler)

**Contact Officer:** Martin Holley, Infrastructure  
Planning Team Leader

Tel: 020 8937 4811

[Martin.Holley@brent.gov.uk](mailto:Martin.Holley@brent.gov.uk)

#### 14 Exclusion of Press and Public

The following item(s) are not for publication as they relate to the following category of exempt information set out below, as specified under Part 1 Schedule 12A of the Local Government Act 1972:

Agenda Item 7: Affordable Housing Supply Update 2023 – Appendix 1 (Additional scheme and financial considerations)

This appendix has been classified as exempt under Paragraph 3 of Part 1 Schedule 12A of the Local Government Act 1972, namely: “Information relating to the financial or business affairs of any particular person (including the authority holding that information)”

Agenda Item 10: Uncollectable Debt: Write-Off – Appendix 1 (Uncollectable Debt Write-Offs)

This appendix has been classified as exempt under Paragraph 3 of Part 1 Schedule 12A of the Local Government Act 1972, namely: “Information relating to the financial or business affairs of any particular person (including the authority holding that information)”

Agenda Item 11: Authority to Award Contracts for the Purchase of Gas and Electricity (October 2024 to September 2028) – Appendix B - LASER Framework Fees Comparison & Appendix C - Forecast annual average electricity and gas prices to 2030

These appendices has been classified as exempt under Paragraph 3 of Part 1 Schedule 12A of the Local Government Act 1972, namely: “Information relating to the financial or business affairs of any particular person (including the authority holding that information)”

## 15 Any other urgent business

Notice of items to be raised under this heading must be given in writing to the Head of Chief Executive and Member Services or her representative before the meeting in accordance with Standing Order 60.

**Date of the next meeting: Monday 15 January 2024**



Please remember to set your mobile phone to silent during the meeting.

- The meeting room is accessible by lift and seats will be provided for members of the public. Alternatively, it will be possible to follow proceedings via the live webcast [HERE](#)

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## LONDON BOROUGH OF BRENT

### MINUTES OF THE CABINET

Held in the Conference Hall, Brent Civic Centre on Thursday 16 November 2023 at 10.00 am

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

#### 1. **Apologies for Absence**

None received.

#### 2. **Declarations of Interest**

The following personal interests were declared in respect of Agenda Item 7 – Draft Budget 2024/25 and 2025/26 (budget saving proposals):

- Councillor Nerva – as one of the Council's appointed representatives on the North West London Integrated Care Partnership and Integrated Care Board.
- Councillor Donnelly-Jackson – as Chair of the Brent Disability Forum.

No other interests were declared at the meeting.

#### 3. **Minutes of the Previous Meeting**

Cabinet **RESOLVED** that the minutes of the previous meeting held on Monday 16 October 2023 be approved as a correct record.

#### 4. **Matters Arising (if any)**

None

#### 5. **Petitions (if any)**

There were no petitions presented for consideration at the meeting.

#### 6. **Reference of item considered by Scrutiny Committees (if any)**

There were no references from the Community & Wellbeing or Resources & Public Realm Scrutiny Committees submitted for consideration at the meeting.

#### 7. **Draft Budget 2024/25 and 2025/26**

Prior to consideration of the report, Councillor Muhammed Butt (Leader of the Council) invited Rajas Falker, a local resident who had requested to speak on the item, to address the meeting. Having introduced herself, Mrs Falker advised she

was attending the meeting in order to express concerns about the budget saving proposal identified for 2025-26 relating to the potential closure of the New Millennium Day Centre, given the impact it was felt this would have on service users and carers using the Centre. In outlining the detrimental impact she felt the proposal would have on the health and wellbeing of existing service users and their carers the opportunity was also taken to advise members of the much valued level of care and social interaction being provided for vulnerable adults using the Centre, which she advised had enabled those individuals to thrive and flourish in a safe and supportive environment. Referring to the closure of other surrounding day care provision, Mrs Falker felt it was also important to recognise the importance locally of the service being provided by the New Millennium Day Centre. Whilst aware of the financial pressures faced by the Council, Mrs Falker ended by urging members to reconsider the saving proposal and to keep the New Millennium Day Centre open to ensure those vulnerable adults and their carers who relied on the service being provided were not adversely impacted and could continue to benefit from the support available through the Centre.

In response Councillor Nerva (as Cabinet Member for Public Health & Adult Social Care) whilst recognising the concerns highlighted, felt it important to begin by outlining the challenging context in which the budget proposals presented for consideration had needed to be developed. This had included the impact arising from austerity and the cumulative funding cuts which had been imposed on local authorities by the current Conservative Government along with their failure to deliver reform of the social care system. These challenges had been compounded, particularly in relation to adult social care providers across all sectors, by the wider economic and inflationary cost pressures currently being experienced alongside an increase in demand for services. Faced with the pressures identified the Council had needed to consider ways in which Adult Social Care services could continue to be delivered as effectively and sustainably as possible working in partnership across a range of sectors whilst also seeking to support and maximise, as part of a wider transformation process, the independence of service users.

In terms of the specific proposal identified, Mrs Falker was assured that the decision outlined for consideration at this stage was to commence a wider community and service user consultation and engagement process on the budget proposals identified. As part of the consultation process outlined, Councillor Nerva and Councillor Tatler (as Deputy Leader and Cabinet Member for Finance, Resources and Reform) confirmed this would include users of the New Millennium Day Centre and would involve a full assessment of options and alternative provision prior to any final decision being made on whether to proceed with the proposal. In concluding, Councillor Nerva again assured local residents and care users of the efforts that would be made to genuinely engage and seek views on the budget proposals without any form of predetermination but felt it important to stress the difficult nature of decisions needing to be considered and taken by the Council in seeking to balance the budget and ensure the sustainability of services which protected and supported the most vulnerable in the borough.

Having thanked Mrs Falker for highlighting the issues raised, the Leader then invited Councillor Tatler (as Deputy Leader and Cabinet Member for Finance, Resources and Reform) to introduce the report which set out the Council's budget proposals for 2024/25 and 2025/26. The report also provided a general update on the Council's overall financial position, including not only the Council's General

Fund revenue budget but also Housing Revenue Account, Dedicated Schools Grant and Capital Programme as well as an overview of the current economic outlook.

In considering the report, members noted the serious and challenging nature of the Council's current financial position, which it was pointed out had arisen as a result of the unprecedented pressures created by continued economic uncertainty and inflationary pressures coupled with rapidly increasing demand for services and the reduction in government funding as a result of austerity since 2010. In noting that the pressures identified were being experienced across London, with it estimated that Council's across the region were facing an overall shortfall of £400million in funding during the current year, members noted that within Brent these additional pressures had led to a gap of £13million within the Council's budget. The additional pressures identified were related to increased demand in terms of Adult Social Care as well as the significant and again unprecedented increase currently being experienced in levels of homelessness and a reduction in supply and increase in costs for the provision of suitable Temporary Accommodation. Councillor Tatler advised that the position also reflected the level of cuts, totalling £210million, which the Council had been required to make since 2010 whilst core funding received from the government had decreased by 78%, increasing the funding burden on other sources such as Council Tax, Business Rates and Fees and Charges.

Having introduced a range of spending controls to assist in addressing the additional budget gap identified during 2024/25, members recognised the difficult nature of the decisions that would still be required to deliver a balanced budget and address the significant financial impacts arising from the demographic and inflationary pressures identified and ongoing uncertainty over future government funding for local government, whilst also seeking to ensure that the Council continued to operate in a financially sustainable and resilient way. Given these uncertainties and the significant nature of the financial challenges identified the Council had therefore been required to bring forward a series of new savings proposals totalling £8million which, subject to approval following consultation and scrutiny, would need to be implemented in 2024/25 and 2025/26. These new savings proposals had been detailed in Appendices A & B of the report, which taken alongside the updated budget assumptions and proposal to seek (at this stage) a Council Tax increase of 4.99% (based on a 2.99% general increase plus 2% for the Adult Social Care precept) would enable the Council to set a balanced budget. Whilst noting that these proposals had been designed to limit, as far as possible, service reductions and the impact on front line services, members recognised the challenging nature of their delivery. Concern was also expressed at the impact of the significant uncertainty which remained over the Government's local government funding proposals for the medium term in the absence of a longer-term Spending Review and the outcome of other reforms including the Fair Funding review.

In concluding her introduction, Councillor Tatler once again highlighted how challenging and difficult development of the budget proposals had been and thanked Cabinet Members and officers for their support in the process with it noted that the priority remained to protect residents across the borough and ensure a safety net continued to be provided for the most vulnerable.

In supporting the budget proposals, contained within the report, Cabinet Members recognised the difficult nature of the challenges and financial pressures identified

and also took the opportunity to thank the finance team for their work in developing the budget proposals whilst also seeking to safeguard, as far as possible, key services and support for local residents. In noting the update provided in relation to the current pressures in relation to homelessness, concerns were expressed at the impact of the current funding arrangements in relation to the cap on level of housing benefit subsidy entitlement based on the applicable Local Housing Allowance (LHA) and also the governments delay in review of the Homelessness Prevention Grant, which had compounded the wider pressures identified. In terms of other priorities members highlighted the ongoing commitment towards maintaining the increase in supply of genuinely affordable and accessible housing alongside the regeneration of the borough whilst also seeking to keep the borough as clean and green as possible and tackle the climate emergency. Members also welcomed the aim to continue prioritising the most vulnerable in society whilst also seeking to protect essential services particularly in relation to health and adult social care (including the support and care being provided for those with disabilities) and in addressing the pressures and challenges in relation to services for children and young people (including SEND provision and the demand and increasing cost of residential care) in order to maintain support for residents across the borough and ensure the best possible outcomes for all. As a result, members advised they were keen to encourage as many residents and other stakeholders as possible to engage in the budget consultation process, using all available means including opportunities such as the Disability Forum.

In summing up Councillor Muhammed Butt highlighted how the proposals, despite the significant financial pressures and challenges highlighted and concerns identified in relation to the impact of the wider funding reductions imposed by the Government since 2010 and subsequent reliance on use of Council Tax to address the financial burden created in areas such as adult social care, had been designed to ensure the Council was able to deliver a balanced budget and ensure that the Council could continue to operate in a financially sustainable and resilient way whilst seeking to support and safeguard local residents as far as possible during such challenging times in line with the Council's core strategic priorities. In highlighting the importance of the Council's ongoing investment in the Council Tax Support Scheme and Brent Hubs as an example, he ended by outlining the commitment to ensure the consultation and decision-making process on the budget proposals was as transparent and open as possible and designed, as far as possible, to safeguard frontline services for the most vulnerable residents to ensure no one was left behind whilst seeking to deliver a balanced budget.

Having noted the current financial context in which the budget proposals had needed to be developed Cabinet **RESOLVED**:

- (1) To note the overall financial position, as detailed within the report.
- (2) To agree to consult 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 4.99% (consisting of a 2.99% general increase plus 2% for the Adult Social Care Precept) in 2024/25.

- (4) To endorse the approach to the statutory process of consultation, scrutiny and equalities between November 2023 and February 2024, as set out in section eleven of the report.
- (5) To endorse the changes to the technical budget assumptions underpinning the budget, as set out in section seven 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 twelve of the report.
- (7) To note the lack of certainty over the level of the rent increase for the Housing Revenue Account in 2024/25 since the government had yet to publish the new regulations. In the absence of guidance, the draft budget had assumed an increase of CPI+1% (7.7%), as set out in section thirteen of the report.
- (8) To note the position with regard to the Capital programme, as set out in section fourteen of the report.

#### **8. Sudbury Town Residents' Association Application for Neighbourhood Forum Status**

Councillor Tatler (as Cabinet Member for Regeneration, Planning & Growth) introduced a report outlining the outcome of the consultation process undertaken on an application from the Sudbury Town Residents' Association (STRA) to be the Neighbourhood Forum for the Sudbury Town Neighbourhood Area and seeking a decision on the application.

In presenting the report, Councillor Tatler reminded members of the original background behind the introduction of neighbourhood planning which had been to provide residents and businesses in a specific area with the opportunity to engage in the identification of localised planning policies designed to assist in shaping development outcomes across the relevant area. Where local communities wanted to take up these opportunities there was a requirement to establish a Neighbourhood Forum as the relevant "qualifying body" with a requirement for Forum status to be renewed every five years. Members were advised that STRA had initially been designated as a Forum in December 2012 with the Sudbury Town Neighbourhood Plan having subsequently been adopted in September 2015. They had then successfully reapplied for Forum status in December 2017 with the current application to renew this status submitted in December 2022. As required, the current application had been subject to a statutory consultation process which had run from January – February 2023 with a summary of the responses detailed within Appendix F of the report. Of the 30 responses received members were advised that seven were in support of STRAs continued designation as a Forum, 16 had raised objections and the remaining seven had been submitted by statutory consultees. As part of the consultation responses, members also noted that a prospective counter application for Neighbourhood Forum status had been received from another organisation "Sudbury Matters". Given the issues raised in objection to STRAs application as part of the response to the consultation (as detailed within section 3.2.13 of the report) and as it was only possible for one Forum to be designated in any specific area, attempts had been made to engage and arbitrate with STRA utilising an independent organisation who specialised in providing support to local community organisations. Despite these efforts. Members were

advised it had not been possible to resolve the concerns identified and having applied the statutory criteria and tests (as set out within the Town & Country Planning Act 1990 and Neighbourhood Planning (General) Regulations 2012) in assessing the application and considered the outcome of the consultation process and lack of progress it had been possible to make with STRA in addressing the issues identified, it had been recommended that STRA's application for Neighbourhood Forum status should be refused.

Members were supportive of the approach outlined, having considered the attempts made to engage with STRA and representations received following consultation on their application for Neighbourhood Forum status, which it was noted had included concerns relating to the transparency, accessibility and diversity of the organisation along with a lack of focus on neighbourhood planning activities or clarity on the distinction between the Forum and wider Resident Association business and perceived lack of political impartiality.

Officers were thanked for their work in engaging with STRA throughout the renewal process and it was **RESOLVED** to confirm that the Council refuse STRA's application to be the Neighbourhood Forum for the Sudbury Town Neighbourhood Area as set out in the refusal statement in Appendix G of the report.

#### 9. **Statement of Gambling Principles 2024-2027**

Councillor Farah (Cabinet Member for Safer Communities & Public Protection) introduced a report setting out the Statement of Gambling Principles, which Cabinet noted it was a requirement for all local authorities designated as a Licensing Authority to have to keep under review and prepare and publish every three years, under the Gambling Act 2005.

In considering the report members were advised that as part of the Statement each Licensing Authority was expected to outline local issues, priorities and risks that would be used to inform their approach and policy for dealing with applications and regulating gambling premises, with the draft updated Statement for Brent having been detailed within Appendix 1 of the report. In preparing the Statement of Principles each authority would also be required to reflect current regulations and have regard to the Gambling Commission's guidance, with members noting the limitations these placed on Licensing Authorities in terms of relevant matters that could be taken into consideration when setting the policy and considering specific licensing applications.

Members were advised that the draft Statement of Principles had been subject to an extensive consultation process, with the responses and any amendments included as a result having been detailed within Appendix 2 of the report.

In recognising the work undertaken to prepare the revised draft Statement, Members specifically welcomed the focus included under Objective 3 in terms of the protection of children and other vulnerable persons from being harmed or exploited by gambling. Concerns were, however, expressed at the limits placed on Licensing Authorities under the current legislation in terms of relevant matters that could be taken into account when considering applications in relation to gambling premises, which excluded being able to consider issues such as public health, demand or moral objections.

In recognising the concerns highlighted and efforts made within the draft Statement of Principles to continue seeking to protect, as far as was possible within the limitations of current regulations, local communities and individuals from the harm and anti-social behaviour associated with gambling activity Cabinet **RESOLVED** to note and approve (without any amendment) the draft revised Statement of Gambling Principles (31 January 2022 – 31 January 2025) as set out within Appendix 1 of the report, for recommendation to Full Council on 20 November 2023 in order to confirm its formal adoption and fulfill the necessary legal requirements.

10. **Consultation on Brent Council's School Admission Arrangements for Community Primary Schools in 2025/26**

Councillor Grahl (Cabinet Member for Children, Young People and Schools) introduced a report which set out proposed amendments to the Admission arrangements for Brent Community Schools in 2025 – 26 along with proposals for formal consultation on a reduction in the Published Admission Number (PAN) for Mitchell Brook Primary School and Fryent Primary School.

In considering the report, Cabinet noted the detail provided in support of the proposals, recognising the fall in demand for pupil places within the primary sector across areas of the borough. In commenting on the nature of the challenges identified, members felt it important to note the impact of the current cost-of-living crisis, increase in the cost of housing and changes introduced as a result of austerity to the welfare system which it was felt had all contributed to families struggling to afford to settle in the borough and across London, with the associated impact on varying demand for pupil places made more challenging (especially in relation to the primary sector) by the ongoing pressures on school funding as a result of the Government's education policy.

In commending the work being undertaken with schools to support them in managing the impact of falling demand and any resulting transition process, members also recognised the way in which the proposals had been designed to support and ensure the longer-term sustainability of educational provision across the borough given the importance of schools and education provision across Brent.

As a result, it was **RESOLVED** to approve consultation being undertaken on the following amendments to existing admission arrangements (having noted that the proposals were not inter-dependent and could be agreed individually):

- (1) The reduction of the Published Admission Number (PAN) for Mitchell Brook Primary School from 90 to 60.
- (2) The reduction of the Published Admission Number (PAN) for Fryent Primary School from 120 to 90.

11. **Exclusion of Press and Public**

There were no items that required the exclusion of the press or public.

12. **Any other urgent business**

There were no items of urgent business.

In closing the meeting Councillor Muhammed Butt (as Leader of Council) took the opportunity to formally thank Zahur Khan for his support to the Cabinet and in the delivery of services to residents across the borough during his time at Brent. Noting this would be his final Cabinet meeting in advance of leaving the Council to return to a new role at Lewisham, Members took the opportunity to wish him well.

The meeting ended at 10.52 am

COUNCILLOR MUHAMMED BUTT  
Chair





	<p><a href="mailto:Jonathan.Kay@brent.gov.uk">Jonathan.Kay@brent.gov.uk</a></p> <p>Archika Kumar, Head of Estates Regeneration <a href="mailto:Archika.Kumar@brent.gov.uk">Archika.Kumar@brent.gov.uk</a></p> <p>Tanveer Ghani, Director of Property &amp; Assets 020 8937 1722 <a href="mailto:Tanveer.Ghani@brent.gov.uk">Tanveer.Ghani@brent.gov.uk</a></p> <p>Neil Martin, Head of Capital Programme (Schools) 020 8937 4203 <a href="mailto:Neil.Martin@brent.gov.uk">Neil.Martin@brent.gov.uk</a></p> <p>Denish Patel, Head of Property 020 8937 2529 <a href="mailto:Denish.Patel@brent.gov.uk">Denish.Patel@brent.gov.uk</a></p>
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*Please note report republished on 8 December 2023 to include amendments underlined and highlighted in bold.*

## 1. Executive Summary

- 1.1. The Council has a commitment to deliver 5,000 affordable homes in the borough by 2028, of which 1,700 will be delivered directly by the Council.
- 1.2. The purpose of this report is to provide an overview of progress against these targets. This report also sets out specific decisions required for schemes being delivered directly by the Council, whether this be through the New Council Homes Programme (NCHP) or Regeneration schemes.

## 2. Recommendation(s)

That Cabinet:

- 2.1. Agree to award the Main works contract to Wates for the delivery of Church End including 99 homes and a new market square for the value set out in Appendix 1 – recommendation 1 (containing exempt information).
- 2.2. Note challenges set out regarding the delivery of Morland Gardens in paragraph 5.3 – 5.10 and agree for officers to develop an alternative site strategy for future consideration by Cabinet.
- 2.3. Approve, **that if necessary**, the Council to consult on ending the South Kilburn Promise (Landlord Offer) for new temporary accommodation households and the use of voids properties identified on the South Kilburn regeneration area for temporary accommodation, noting the legal considerations around consultation set out in Section 8.
- 2.4. Note the updated programme budget for the New Council Homes Programme of £495.5m and approve the use of usable Capital reserves to fund this.

- 2.5. Agree to wave the delegated authority limits to enable the Corporate Director of Resident Services in consultation with the Corporate Director of Finance and Resources to **agree the terms of the lease and thereafter enter into and complete on** a 5-year leasing arrangement with the developer for the new build scheme at Manor Park Road, Harlesden NW10 4JJ for use as emergency and settled temporary accommodation, as set out in Section 6 **and where necessary make any further amendments as and when required.**
- 2.6. Approve an acquisitions budget of £52.7m to address the acute housing and temporary accommodation needs and challenges. This is in addition to any acquisitions already approved by Cabinet.
- 2.7. Agree for a new delegation to the Corporate Director of Resident Services in consultation with the Corporate Director of Finance and Resources, to acquire 133 homes from the open market (including both freehold and leasehold acquisitions ) such delegation to include negotiating and approving the terms of any freehold or leasehold acquisitions and thereafter entering into the relevant transactional documents to address the acute housing and temporary accommodation needs in line with approach set out in Section 11 and Appendix 1 (containing exempt information), which is in addition to those acquisitions already approved by Cabinet.

### **3. Detail**

#### **Cabinet Member Foreword**

- 3.1. Increasing the supply of affordable housing is integral to meeting the long-term housing needs of Brent Residents. This report shows that we are on track to meet our target of 5,000 homes by 2028, despite the economic challenges the Council is facing.
- 3.2. Whilst we are on track, we must now prioritise which sites we as the Council take forward, to do this we must consider how new homes not only meet housing need but benefit the wider community and the strategic priorities of the Council.
- 3.3. Several schemes in this report have faced significant challenges, examples include delays, objections, and new requirements like a second staircase. These factors are in some cases the reason why a scheme is unable to progress. We must not lose sight of the fact that every scheme we cannot take forward leaves households living in temporary accommodation for longer periods of time. We are in the grip of a housing crisis, with around 150 families presenting as homeless most weeks now, and the homes that we had hoped to build here are desperately needed.
- 3.4. However, Brent - like councils across London - is facing a perfect storm of financial pressures caused by continued high inflation, rapidly increasing demand for services and reduced government funding since 2010.

- 3.5. That is why this report emphasises the importance of being open and transparent with all about the challenges the Council are facing to develop homes. This report reinforces the need of Brent residents facing homelessness as our driver to deliver and it commits to engaging with established communities to reduce unnecessary challenge and delays.

### **Contribution to Borough Plan Priorities & Strategic Context**

- 3.6. The borough plan sets out the Council's ambition to provide safe, affordable housing for residents and under the strategic priority 'Prosperity and Stability' reaffirms the pledge; *to deliver 5,000 affordable homes across the borough of which 1,700 will be delivered by the Council by 2028.*
- 3.7. Other strategies relevant to achieving this strategic priority include:
- Local Plan
  - Church End Masterplan
  - Procurement Strategy
  - Social value delivery plan
  - The Poverty Commission
  - Housing Allocations Policy
  - Climate and Ecological Emergency Strategy
  - Homelessness and Rough Sleeper Strategy
  - Equality Strategy
  - Health and Well-being Strategy
  - Inclusive Growth Strategy
- 3.8. The Council is currently developing an overarching Housing strategy, in which supply of new Affordable Housing will be a key strand.

## **4. Summary of affordable housing delivered**

- 4.1. The Affordable Housing and Supply service monitors affordable housing supply across the borough against the targets set in the Borough Plan. Developing affordable housing remains challenging within the current market which is resulting in the tenure of schemes being revisited and some pipeline schemes pausing. Though cost of materials has stabilised, they remain high. The average cost is now at £4,068 per sqm based on figures reported by a London based affordable housing benchmarking collective. The table below summarises the current position achieved.

**Table 1: Breakdown of affordable homes delivered in the borough as of November 2023**

Year	19/20	20/21	21/22	22/23	23/24* YTD + forecast	Totals by tenure
<b>Council General Needs</b>	55	93	249	40	123	<b>560</b>
<b>RP General Needs</b>	65	203	238	293	141	<b>940</b>
<b>Council Supported living</b>	11	0	0	0	61	<b>72</b>
<b>Council other (i.e. Temporary Accommodation &amp; Shared Ownership)</b>	0	0	157	22	1	<b>180</b>
<b>RP Shared Ownership</b>	105	298	144	352	117	<b><u>1016</u></b>
<b>RP Other</b>	36	491	363	78	165	<b><u>1133</u></b>
<b>Total</b>	<b>272</b>	<b>1,085</b>	<b>1,151</b>	<b>785</b>	<b>608*</b>	
<b>Overall total: 3,901</b>						

- 4.2. The table confirms that by the end of the financial year, the Council will have seen 3,901 affordable homes delivered in the borough since 2019/20. There has been movement in the numbers reported following an exercise carried out by the service to cleanse the data. Most of the movement for previous years is linked to Quintain providing an updated version of affordable housing delivered. This will be reflected in the Council's performance scorecard.
- 4.3. Excluding the schemes forecast to complete this financial year (Preston Park Library, Brent Indian Community Centre and Learie Constantine), the Council alone has a further 1,190 homes currently on site.
- 4.4. Cabinet members should ensure the details contained in the exempt Appendix 1 concerning the schemes covered in this report are considered by them alongside the information in the main report.

## **5. Section 1: Homes delivered by the Council**

### ***Schemes under Pre-Construction Services Agreement (PCSA)***

- 5.1. A PCSA is the first part of a two-stage contractor procurement process and includes technical design often in conjunction with early works to prepare a site, identifying and removing risks and allowing a contractor to familiarise themselves with what is required to inform a price for the main works. This type of contract does however place more financial risk on the Council, as a PCSA allows contractors to unearth 'unknown unknowns' and pass any financial implications onto the Council. The following section within the report summaries the current position for all three schemes which are currently under PCSA, specifically making recommendations on how to proceed.

### **Church End**

- 5.2. Church End is a mixed redevelopment under the New Council Homes Programme and will provide 99 homes for London Affordable Rent, 4 commercial units and a new market square. The scheme forms part of the 'Church End Growth Area Masterplan Supplementary Planning Document', which recognises Church End as a ward with high levels of deprivation; it is also a 'Green Neighbourhood'. The Council led scheme is designed to be the catalyst for regeneration in Church End and leads on one of the most prominent changes - the redevelopment of the market square and enhanced public realm. The Church End Masterplan emphasises the newly designed and accessible market square as being at the heart of regeneration for this area. This scheme however faces significant financial challenges and so a decision is required on the Council's ability to proceed.

### **Morland Gardens**

- 5.3. In July 2022, the Council awarded a contract to complete Morland Gardens. The main works under this contract however are not triggered unless there is satisfactory completion of the PCSA, specifically an agreed technical design, enabling works and demolition. This scheme was initially approved by Cabinet in January 2020 and intended to deliver 65 homes at London Affordable Rent, plus a state-of-the-art adult education centre including 675sq. of affordable workspace and a community cafe. Brent Start, (previously based at Morland Gardens) was decanted to an alternative site – Twybridge Annex - for 2-years to enable this scheme to be built.
- 5.4. This project has been significantly impacted by the financial crisis and increased cost of construction materials. This has affected the viability of the scheme..
- 5.5. In addition to the financial viability issues the Council faced further challenges when seeking a stopping up order. An application for a stopping up order was submitted in March 2022 for parts of the public highway required for development under s247 of the Town and Country Planning Act 1990.
- 5.6. Several objections were received to the stopping up order and the GLA determined there was a need for a public inquiry as one of the objections had not been considered within the planning application. The GLA's decision to call a public inquiry meant that works on site, and the Council's ability to complete the PSCA was limited.
- 5.7. These delays had a significant impact in the Council's ability to deliver this scheme and as a result meant Morland Gardens was subjected to the unforeseen financial pressures which has affected the viability of projects nationally. Delays also meant the full programme required by the GLA was not met and subsequently the grant allocated to this scheme was no longer available as the 2016-2021 grant programme finished in March 2023.

- 5.8. On 31<sup>st</sup> October 2023, the planning permission for Morland Garden's expired, this means if the scheme was to proceed, planning would need to be applied for.
- 5.9. Due to the financial pressure and practical challenges to address the public inquiry and second staircase requirement, combined with the expiry of planning permission, it is recommended the Council does not proceed with this scheme and an options paper be brought forward to determine the future of the site.
- 5.10. Not proceeding with the development does have implications beyond the housing provision, these are:
- Brent Start would need to make their temporary location in the Twybridge Annex their permanent home or find a different location in the area. Whilst the site mostly works and provides a good teaching and learning environment, some alterations need to be made for a permanent base, specifically a welfare space for students. Further, the Twybridge Annex site was used as a mainstream education setting and so any permanent change of use would require Secretary of State for Education approval under Section 77 of the School Standards and Framework Act 1998 and Schedule 1 of the Academies Act 2010. This change may involve a financial payment towards improvements to school playing fields elsewhere in the borough.
  - The opportunity to link skills development in catering and hospitality will be lost because of the lack of a community café.
  - The lack of provision of affordable workspace and opportunities for local enterprises to find space.

### **Edgware Road**

- 5.11. Edgware Road is the only scheme currently in the programme that will deliver temporary accommodation. Based on the Council's flagship scheme Knowles and Anansi House, this scheme will deliver 110 homes for temporary accommodation at Local Housing Allowance. This in-borough scheme will in the longer term, provide much needed affordable accommodation for homeless households in Brent. The scheme also includes some commercial retail space which can be leased directly by the Council or sold on a 125-year lease.
- 5.12. This scheme is subject to a re-design following the Major of London's announcement requiring all buildings over 18m or 7 storeys to include a second staircase. The London Fire Brigade are also recommending a third lift. Officers are reviewing the implications of these changes on the scheme but would expect the PCSA to complete in early 2024 and subject to the submission of satisfactory second stage proposals, the build would take approximately two years thereafter.

## Schemes on site and in main works contract

- 5.13. There are currently 13 schemes on site which are set out in Table 2, this includes Wembley Housing Zone and Neville and Winterleys, which is a South Kilburn Regeneration scheme.
- 5.14. When considering the financial pressure associated with the New Council Homes Programme for schemes that are onsite, the main challenge for the Council has been managing delays for scheme completions. Delays to scheme completions have ramifications for the wider housing directorate as it means households living in temporary accommodation for longer periods and depending on the cause of the delay could lead to variations to the contract requiring more spend. Actions the service already takes include issuing Liquidated Ascertained Damages (LADs) to recoup lost income for the Housing Revenue Account. However, in some cases, the Council can also be financially penalised by the contractor if a delay is down to the Council.
- 5.15. The table below lists out all current schemes on site and the slippage in days. The report then goes on to explain the causes of delays and what improvements are being introduced to reduce and manage delays going forward.

**Table 2: Schemes in order of current forecasted handover date and no. of days delayed**

Scheme name	No. of Homes	Original Completion date	Current forecast completion date	No. of days delay
Stonebridge Hillside and Milton Avenue	73	22/09/2022	30/10/2023 *Now complete	403 days
Preston Community Library	12	01/04/2023	19/12/2023	262 days
Brent Indian Community Centre	29	01/02/2024	01/02/2024	0 days
Aneurin Bevan Court	9	02/06/2023	26/02/2024	269 days
Learie Constantine	26	08/01/2024	31/01/2024	23 days
Pharamond	10	01/01/2023	13/02/2024	450 days
Longley Avenue	1	01/01/2023	01/08/2024	578 days
Clock Cottage (Supported Living)	13	31/07/2024	23/11/2024	115 days
Grand Union Phase 2	115	01/06/2025	30/06/2025	29 days
Alperton Bus Garage	155	01/06/2025	01/06/2025	0 days



Fulton Road (Mixed of General Needs and Discount Market Rent)	294	01/07/2025	01/07/2025	0 days
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5.16. The following paragraphs provide additional information for those schemes listed in the table above where there has been a significant delay in completion.

Stonebridge Hillside and Milton Avenue

5.17. Stonebridge Hillside and Milton Avenue is a 73-home scheme of which 22 are 4-bedroom homes and 51 are flats ranging from 1-3 bedrooms. The Council took handover of all 4-bedroom houses in June 2023, but the 51 flats were not available for handover due to concerns raised by the London Fire Brigade on the Building Fire Safety Strategy. Following proposals to manage any fires in the car park and subsequent confirmation from the London Fire Brigade of the suitability of these measures, the contractor put these measures in place, Building Control issued the completion certificates on 19 October 2023. The Council has since taken handover and homes have already been moved into by residents.

Preston Community Library

5.18. Initially delays to this scheme were a result of the party wall agreement required with the neighbouring site which is a car dealership. The proximity of the development meant an agreement needed to be reached with the adjoining owners. This site was also impacted by the shortage of bricks which was documented in 2022. More recently, the scheme was affected by inclement weather, which meant the scheduled date for removing the crane from the site had to be rescheduled. This required further consultation with statutory partners and colleagues in highways. This scheme is now due to complete in December 2023.

Pharamond

5.19. For Pharamond, the delays were largely attributed to issues with entering the contract meaning the start on site slipped by 2 months. The build itself has also taken twice as long as initially envisaged, with the scheme originally anticipated to be delivered in 11 months. However, the delay was due to shortages in materials and additional clearance work of the site. This scheme is being delivered by a Tier 3 contractor who are more susceptible to economic pressures and changes in the supply chain.

Longley Avenue

5.20. Longley Avenue is one single home and is linked to Pharamond contractually. The Council has been in dispute over this site with the neighbouring leaseholder and this scheme has not yet been started due to ongoing legal action being taken. The leaseholder claimed the land the Council is seeking to develop on belongs to them. However, court rulings to date have sided with the Council. A

report from the Secretary of State who were approached by the Leaseholder for legal support, also stated that there was no case. The Leaseholder has now submitted a claim for adverse possession and following an initial hearing in November 2023, a full hearing has been scheduled for January 2024.

### Clock Cottage

- 5.21. This scheme was delayed as the Contractor stated the original soil report commissioned was defective and so a further report was required plus additional piling works resulting in a further cost of £150K to the scheme. Further instructions were given to the contractor by Brent, which the Contractor claim caused delay requiring an Extension of Time and therefore a loss and expense claim. The total impact of these delays was calculated by the Employers Agent.

### Lessons Learnt

The purpose of reviewing each of these schemes to better understand delays was to ensure improvements could be made to working practices. It is acknowledged that some issues are outside of the Council's control and therefore contingency is built into a scheme to offset issues such as delays.

### ***Collaboration Agreement - Watling Gardens***

- 5.22. Watling Gardens is currently on track. However, the Council received a request for a variation as this scheme has been subject to re-design following the announcement of a second staircase being required in buildings over 18 metres. This required a re-design of some elements of the scheme and whilst still on track for delivery costs increased.
- 5.23. Sovereign Network Group ("SNG") (formerly Network Homes) were issued with an instruction to ensure value engineering was carried out to reduce the pressure back to a cost neutral position.

## **6. Section 2: Phase 2 - New Council Homes Programme**

- 6.1. If all schemes continue and are delivered the Council will achieve its target of 1,700 homes by 2028. The Council has however been awarded £111m to deliver a further 572 homes under the 2021-26 Homes for Londoners programme.
- 6.2. There have been several changes to the new grant regime, these are:
- Rent levels to be set at Social Rent instead of London Affordable Rent
  - Grant allocation has been negotiated with individual organisations rather than a blanket fixed grant amount
  - The programme requires 25% of homes to have a form of Modern Methods of Construction
  - It is down to the organisation to determine how much grant to allocate individual schemes.

- 6.3. A paper setting out the proposed pipeline of sites will be brought forward with the recommended procurement routes. The Council is however required to ensure all schemes have started on site by April 2026 and will need to return any grant associated with schemes not started by this date.

#### Pipeline - Kilburn Square

- 6.4. Kilburn Square is set to deliver 99 homes for General Needs and 40 homes for Supported Living. This scheme was originally part of the 2016-2021 programme but was paused due to a viability gap and a Cabinet paper in 2022 explored the option to convert 28 homes to Shared Ownership to reduce this gap.
- 6.5. The GLA agreed to allow the Council to roll this scheme into the new grant programme, which has reduced this viability gap without the need to convert any homes to Shared Ownership which is not the Council's preferred tenure to deliver. Due to the existing viability gap, it is not possible to proceed with any additional schemes which present a gap, however it should be noted that alternative options are being explored to mitigate this deficit and will only proceed if this gap is removed.. This is to avoid placing any further pressure on the Council's Housing Revenue Account.
- 6.6. The procurement for this scheme was also paused and SNG has indicated that this procurement exercise could be utilised, and bidders asked to submit a new price based on a single stage fixed price contract.
- 6.7. This scheme is the only remaining larger scheme (100 homes+) the Council can develop on Housing Land and so remains a priority for delivery subject offsetting the remaining viability gap.

### **7. Section 3: Wembley Housing Zone**

- 7.1. The Council is in contract with Wates to deliver the Wembley Housing Zone (WHZ) mixed use regeneration of council-owned land at Cecil Avenue and Ujima House on Wembley High Road. Early works carried out on site at the start of the year met the GLA start on site deadline of 31st March 2023. Wates have subsequently undertaken site investigations, and service disconnection works are happening at Ujima House; these works are ongoing.
- 7.2. Wates' focus has been on design development to ensure both schemes meet new fire regulations, planning amendments, discharge of planning conditions, and a reserved matters planning application for Ujima House. For Cecil Avenue, the introduction of 6 new secondary stair cores has reduced the number of homes from 250 to 237, with Ujima House maintained at 54 homes. GLA grant is now via the Building Council Homes for Londoners programme at £17.4 million and the Council has claimed 75% of this grant.
- 7.3. The programme is geared towards implementing the Cecil Avenue planning permission in advance of the expiry date 5th February 2024, with subsequent main works following on April / May 2024. At Ujima House reserved matters

planning is due to be secured March 2024 with demolition of the building to follow. The current programme is for Ujima House scheme practical completion in January 2026 and the larger Cecil House scheme practical completion in September 2026.

## 8. Section 4: South Kilburn Regeneration

- 8.1. The South Kilburn regeneration programme will deliver over 2,400 new high-quality homes of which 50% will be affordable homes.
- 8.2. The programme is around halfway through. Ten blocks have been delivered or are on site including a medical centre, community halls and affordable workspace. Seven sites remain to be developed, including a new primary school building, enhanced public realm and open spaces.
- 8.3. In March 2023, the Council entered into a conditional Development Agreement and an Early Works Agreement with Countryside Properties (CP) for the redevelopment of Neville Winterleys, Carlton Hall and Carlton House. The scheme has now commenced, and good progress has been made on site clearance, services disconnections, and diversions, hoarding and demolition.
- 8.4. The affordable homes will be Council properties, rather than transferring to a registered provider, for existing South Kilburn tenants.
- 8.5. There are currently 534 void properties across the South Kilburn regeneration site as households have either been moved into new or alternative homes, or leasehold properties have been bought back. Due to the increased demand for temporary accommodation and rising hotel costs, an exercise has been carried out to assess the suitability of South Kilburn voids for use as temporary accommodation.
- 8.6. Of the 534 voids, 52 have been identified as suitable for potential use **until such time as the buildings are demolished for the purpose of regeneration**. This is based on their condition and the impact of using them on the regeneration programme. These are based in John Ratcliffe, William Dunbar, William Saville, and Zangwill. Historically, those living in temporary accommodation on the regeneration site were included in the South Kilburn Promise (Landlord Offer), which commits to re-housing temporary accommodation residents within South Kilburn, with the option to move outside of the estate (with the household's agreement) along with other commitments. This was specifically for those impacted at the time of the ballot. If these voids are used for temporary accommodation, this report recommends that the South Kilburn Promise does not apply going forward. This implications of this proposal on the 2019 ballot outcome have been discussed with the Greater London Authority and no implications were identified.
- 8.7. The rationale for the promise not applying going forward to temporary households, is largely based on these households bypassing the choice-based lettings scheme, where other households have waited for years for family sized

accommodation. Additionally, these households will not have been impacted by the regeneration scheme in the way those involved with the ballot.

- 8.8. This proposal does create a risk that temporary households will need to be decanted elsewhere, most likely away from the estate, when blocks are due to be demolished. Plus, there will be two tiers of temporary accommodation on the site, those who are eligible for the South Kilburn Promise and those who are not. This risk however is balanced by the immediate reduction in pressure for the Council as moving 52 households out of their current temporary accommodation and into South Kilburn would save the Council approximately £3,017 a night based on the average nightly rate paid and subsidy loss currently being covered by the Council. The use of these void properties has wider benefits to the overall wellbeing of households currently facing homelessness, many of whom are having to be placed outside of the borough which ultimately affects schooling and work.
- 8.9. To amend the South Kilburn Promise (Landlord Offer) for new temporary accommodation tenants, the Council is required to amend the Local Lettings Policy (allocations scheme) which requires consultation. The Council is currently seeking legal advice on how to consult and once obtained, this will guide officers to carry out the relevant consultation ahead of any decision being finalised.

## **9. Section 5: Supply from Registered Providers**

- 9.1. Table 1 in this report shows the supply achieved to date from Registered Providers and other developers providing affordable housing.
- 9.2. Challenges however within the sector are seeing development slow down. Registered Providers are now revising their development programmes and prioritising investment into existing homes to meet the requirements of the Building Safety Act (2022) and zero carbon targets. Registered Providers have also been heavily impacted by increased construction costs and instability among contractors. In Brent, a scheme of 40 x shared ownership homes Heron House was due to complete this financial year, however the developer entered administration so it has now stalled. The Council is liaising with the Registered Provider PA Housing to ensure plans are underway to revive the scheme and complete it.
- 9.3. Insight from the sector, gained from the London benchmarking club, of which the Council is a member, confirmed that Q1 of 2023, material prices were stabilising and availability and lead times for materials were now back at the optimum level.
- 9.4. The average cost to build per sqm was reported at £4,068 (the Council were building at £2,500 when the programme started) and there had been a slowdown in the number of tenders being issued by developers, Registered Providers and Councils. This in turn mean's competition among Contractors is starting to increase.

## **10. Section 6: Increasing supply of Temporary Accommodation**

- 10.1. Building on the proposal set out in Section 4 to use South Kilburn Voids for Temporary Accommodation, the Council has a statutory duty to provide suitable temporary accommodation to homeless persons who are eligible and in priority need under homelessness legislation. The duty to provide temporary accommodation (TA) usually comes to an end by arranging an offer of either social housing or private rented sector housing to end the main homeless duty.
- 10.2. There are currently 740 households in Stage 1 emergency TA, out of these 133 are the highest priority in terms of decant, due to cost to the council through TA subsidy loss, there are also approximately 20 households accommodated in a commercial hotel. Using commercial hotels places even greater pressure on the Council as nightly rates are at market levels and rise depending on the day of the week. The high level of demand from homeless households and lack of affordable accommodation is generating a requirement to provide an unprecedented level of nightly paid Emergency TA.
- 10.3. The demand for TA exacerbated by the lack of homes for private rent in London, where rents are affordable specifically for those in receipt of Housing Benefit. The reduction in the private rental market is a result of national policy and economic factors, examples include the rise of inflation placing pressure of landlords needing to re-mortgage and the threat of ending 'no-fault evictions' as well as requirements to raise standards meaning landlord need to invest more in the homes they rent. This has impacted Brent's ability to support households to secure private rented homes in Brent and outside of Brent and means the Council has continued to retain a duty to house these households.
- 10.4. The Council has emergency TA schemes designed to accommodate statutory homeless households, such as Anansi House and Knowles House, these are already operating at full capacity with very limited potential to secure these households homes in the private rented sector and end the homeless duty. As a result, alternative accommodation needs to be secured to try to meet current and expected demand. Steps are also being taken to develop more, specifically Edgware Road as discussed earlier in this report which will contribute to mitigating a risk of demand that cannot be met in the future. However, there is a need for additional TA to be secured for this current wave of demand.
- 10.5. To address the current pressures, a cross-council working group has been set up to explore solutions. Through this initiative, opportunities to purchase or lease blocks and hotels for temporary accommodation are considered. One of the schemes explored by Officers is 45 Manor Park Road Harlesden NW10 4JJ. This opportunity will provide 45 x self-contained TA homes via a lease ranging from 1 - 3 bedrooms. The Council is proposing to enter into a 5-year lease for this property subject to the final heads of terms being agreed.
- 10.6. These acquisitions are spend to save initiatives, aimed at offsetting the £13.1m in year pressure previously reported as a result of increased homelessness demand. To address the growing demand, it is proposed a target of acquiring

a total of 133 homes for TA is set and a budget of £52.7m approved to facilitate the purchase of schemes and will also explore lease opportunities.

- 10.7. The GLA has now published a new prospectus under the Affordable Homes Programme 2023-26 which offers grant funding for Local Authorities to acquire both social and TA homes and must complete by March 2026. This grant funding will be used to support this programme of acquisitions, though it should be noted short term leases are not eligible.

## **11. Financial Considerations**

### **Capital Considerations:**

- 11.1. For the Council to proceed with all the schemes in contract within the New Council Homes Programme and continue with main works at Church End, all usable (not restricted) capital reserves will need to be utilised to fund the overall. By drawing on these reserves, there will be no other funding sources to meet any new overspends for the wider Capital Programme or fund new projects that do not have a funding source. This will significantly restrict the delivery of future proposals not just within the New Council Homes Programme.
- 11.2. The updated budget request for the delivery of the New Council Homes Programme is £495.5m as found in Appendix 1 (containing exempt information).
- 11.3. Due to the significant design changes required at Edgware Road, a further viability assessment will be conducted to assess the affordability of the development.
- 11.4. A further acquisition programme is also proposed to help alleviate the demand pressure for TA with a budget request of £52.7m to provide 133 homes. Council officers will continue to collectively appraise schemes for their suitability, and financial viability and this report then recommends that authority is delegated to the relevant Corporate Directors to negotiate and approve purchasing terms to expedite the Council's response to this crisis.

### **Revenue Considerations:**

- 11.5. There is an overall projected overspend of £13.1m within the Housing Service forecast for 2023/24, therefore entering into the lease at Manor Park Road represents a cost avoidance, rather than a cashable saving. Further details on the lease can be found in Appendix 1. This report recommends that authority is delegated to the relevant Corporate Directors to negotiate and agree terms any new lease to expedite the Council's response to the TA crisis.

## **12. Legal Considerations**

- 12.1. Development of sites detailed in this report, requires the Council to enter into a range of construction contracts and development agreements. Once the Council is in contract, there are constraints as to options available to it,

particularly where schemes become unviable. Where the Council has entered into a two-stage contract involving a PCSA, a full assessment of options should therefore be undertaken before the Council triggers the construction element of the contract.

- 12.2. As detailed in the report, a number of schemes are over budget. Officers have highlighted reasons for this, to include those that are beyond the Council's control such as the increased cost of materials and external factors leading to project delay. However, there are certain cost increases that the Council can influence and improvement action is suggested, to include robust contract management and escalation of issues under the contract.
- 12.3. Significant grant funding has been secured from the GLA. The Council has entered into grant agreements with the GLA governing the award of such funding to include the requirement to deliver specified numbers of new homes with start on site dates specified. Failure to observe grant conditions or achieve specified delivery numbers may lead to a requirement to repay grant funding and therefore efficient and timely delivery approaches are essential to mitigate the risk.
- 12.4. In relation to the Church End project, Officers recommend that this project proceeds and that with the increase in costs, authority is sought from cabinet to trigger with the main works contract with Wates.
- 12.5. With regard to Morland Gardens, there is a recommendation to abort the current scheme and develop an alternative site strategy for further consideration. Officers have detailed that the main reason for the recommendation is financial viability of the scheme but it is also noted that planning consent for the scheme has not yet been implemented and expired on 30 October 2023. Counsel's advice was sought and confirmed officers' view that the planning permission dated 30 October 2020 (20/0345) has not been implemented.
- 12.6. In relation to Longley Avenue, it is indicated that the Council will need to consider whether to progress this scheme. Given that the scheme is linked to Pharamond contractually, there will need to be negotiations with the contractor regarding the effect of discontinuing Longley Avenue if this is the preferred way forward.
- 12.7. In relation to the removal of the South Kilburn Promise, there are numerous legal implications to this. In 2019 the Council amended the Allocation Scheme to include Chapter 13, paragraph 10.4 which specifically states that "*The Council will give priority to accepted homeless households, living in temporary accommodation provided by the Council on an estate that is to be regenerated, for an allocation of social housing that becomes available on the same estate where the regeneration is taking place*". In addition, there was specific amendment to the Local Lettings Policy – Amendment 4 which "*Give priority to accepted homeless households living in Temporary Accommodation on an estate that is being regenerated, for an allocation of social housing that becomes available on the same estate*". Both of these amendments were



following consultation, **the Council is obtaining further legal advice to ascertain whether there is a need to consult in this regard.**

- 12.8. Section 166A(13) of the Housing Act 1996 states that before adopting an allocation scheme or making an alteration to their scheme reflecting a major change of policy, the Council must-
- (a) send a copy of the draft scheme, or proposed alteration, to every private registered provider of social housing and registered social landlord with which they have nomination arrangements (see section 159(4)), and
  - (b) afford those persons a reasonable opportunity to comment on the proposals
- 12.9. In addition to consultation under the Housing Act 1996, a duty to consult may arise where the Council has conducted itself in such a way so as to give rise to a legitimate expectation on the part of any person that it would consult. There was extensive consultation with residents regarding the introduction of the South Kilburn Promise and subsequent changes to the Allocation Scheme and Local Lettings policy. This past practice of consulting in relation to such changes could raise a legitimate expectation that changes to the South Kilburn Promise, Allocation Scheme and Local Lettings Policy will be consulted on.
- 12.10. It is apparent therefore if the Council wishes to no longer be bound by the South Kilburn Promise, then it **may** need to carry out a formal statutory consultation on this proposed change. With regard to the nature of consultation, **should consultation be required**, the Gunning principles set out in R v London Borough of Brent ex parte Gunning and subsequently approved by the Supreme Court in R (Moseley) v Haringey London Borough Council state that:
- Consultation must be undertaken at a time when proposals are still at a formative stage;
  - Sufficient reasons for any proposal must be provided in order to allow proper and intelligent consideration and response;
  - Adequate time must be given for consideration and response
  - The decision maker must give conscientious consideration to the responses.
- 12.11. The Building Safety Act 2022 (BSA 2022) introduces fundamental reforms to the law and regulation of building safety, which seek to 'secure the safety of people in or about buildings and improve the standard of buildings'.
- 12.12. The scope and impact of BSA 2022 is far-reaching. Its provisions will affect the design, planning, construction, occupation and alteration of future buildings
- 12.13. The Building Safety Regulator will be responsible for all regulatory decisions during the design, construction, occupation and refurbishment of High Rise Buildings (HRBs) which has been defined pursuant to the legislation as buildings over 18 meters or has at least 17 storeys.

- 12.14. Central to BSA 2022 is the introduction of a new regime to regulate building safety risks for HRBs. The HRB regime comprises building control procedures and building regulations that apply to the design and construction of works involving HRBs, and ongoing regulatory requirements applicable to occupied HRBs. Both phases of the HRB regime (ie the design and construction phase, and the occupation phase) will be overseen by the BSR. The new regime will have cost implications for newly constructed buildings
- 12.15. In December 2022, the government consulted on changes to the Building Regulations 2010, , to mandate a second Staircase in new residential buildings over 30m . In addition the Greater London Authority announced that all planning applications which involve residential buildings over 30m in height will need to be designed to provide two staircases before they are referred to the Mayor of London for a stage 2 referral. The Government has now opted for the lower 18m for the requirement of a second staircase 18 meters. This new mandate has cost implications for many of the Council schemes.
- 12.16. Only the Corporate Director, Finance and Resources or the Director of Property and Assets may acquire or dispose of an interest in land or buildings.
- 12.17. The restrictions placed upon such acquisitions or disposals are set out in paragraphs 11.2, 11.3 of the constitution. The Corporate Director, Finance and Resources or the Director of Property and Assets shall refer all other acquisitions and disposals including matters where the disposal or acquisition value or the length of lease are over and above the restrictions set out in 11.2, or 11.3 of the constitution but below the amounts set out in section 13 to the Cabinet Member with delegated authority or to the Cabinet.
- 12.18. In accordance with 11.2 of the Constitution, The Corporate Director, Finance and Resources may dispose of or acquire freehold land or buildings up to a value, in his or her view, of £1m. The Corporate Director, Finance and Resources may acquire or dispose of leases, licences, and easements in respect of land or buildings except where:
- i. the annual rental value (excluding other outgoings) exceeds £250k
  - ii. if acquired or disposed of at a premium the value would, in his or her view, exceed £1m in value or
  - iii. where the leasehold term exceeds 125 years.
- 12.19. In accordance with 11.3 of the Constitution, where any disposal or acquisition of an interest in land or buildings is, in the view of the Corporate Director, Finance and Resources, of a value over £250k and below £1m, where any leasehold interest has an annual value over £100k or below £250k, or where the lease length is between 50 and 125 years, he or she shall consult with the Lead Member.
- 12.20. In accordance with 11.9 of the Constitution, in acquiring, selling or disposing of any land or buildings or granting any lease, licence or easement in respect

thereof regard shall be had to any relevant Corporate Standards on property acquisitions, management and disposals.

12.21. Section 13 of the Constitution sets out the individual Member delegated decision limits as follows:

Agreement to acquire or dispose of leases, licences, and easements in respect of land or buildings where:

- the annual rental value (excluding other outgoings) exceeds £500k (or does not exceed this figure but is referred by the relevant officer); and
- if acquired or disposed of at a premium the value would in the reasonable opinion of the Corporate Director, Finance and Resources exceed £2m in value (or would not exceed this figure but the Corporate Director, Finance and Resources has decided to refer the decision to the Cabinet Member); and
- the leasehold term does not exceed 125 years.
- the lease, easement or licence is disposed of at less than the best price that can reasonably be obtained and is covered by a general consent, or is not covered by a general consent, in which case agreement will be subject to any specific consent required from the Secretary of State being obtained.

### **13. Equality, Diversity & Inclusion (EDI) Considerations**

13.1. Pursuant to s149 Equality Act 2010 (the “Public Sector Equality Duty”), the Council must, in the exercise of its functions, have due regard to the need to:

- (a) eliminate discrimination, harassment and victimisation and other conduct prohibited under the Act
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it,

13.2. The Public Sector Equality Duty covers the following nine protected characteristics: age, disability, marriage and civil partnership, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

13.3. Having due regard involves the need to enquire into whether and how a proposed decision disproportionately affects people with a protected characteristic and the need to consider taking steps to meet the needs of persons who share a protected characteristic that are different from the needs of persons who do not share it. This includes removing or minimising disadvantages suffered by persons who share a protected characteristic that are connected to that characteristic.

- 13.4. There is no prescribed manner in which the council must exercise its public sector equality duty but having an adequate evidence base for its decision is necessary.
- 13.5. Any scheme funded through the GLA is required to meet specified equality, diversity, and inclusion requirements. The Council has received confirmation that all requirements have been met, these are as follows:
- All investment partners must offer equality, diversity, and inclusion training for all employees.
  - All investment partners must implement a zero-tolerance approach to all forms of discrimination, harassment and bullying.
  - All investment partners must broaden recruitment channels and encourage applications from diverse and underrepresented backgrounds.
  - All investment partners must collect and monitor workforce data to benchmark the diversity of their workforce against the local area of their organisation\*
  - All investment partners must publish their gender and ethnicity pay gaps\*
- 13.6. An Equality Impact Assessment (“EIA”) will need to be carried out if Officers recommend the Council should no longer be bound by the South Kilburn Promise and therefore seeks amendment to the Council’s allocations scheme and the local lettings policy. Thereafter the results of the EIA will need to be considered by the Cabinet when it makes a final decision after the consultation process regarding whether to approve the proposed changes to the Council’s allocations scheme. This will assist the Cabinet in meeting its requirement to comply with the PSED when making a final decision on whether to approve the proposed changes to the Council’s allocations scheme. Carrying out an EIA will help to clarify whether any of the proposed changes to the Council’s allocations scheme adversely affect groups with “protected characteristics” under the Equalities Act 2010 and whether actions need to be carried out to mitigate any adverse impact.

#### **14. Climate Change and Environmental Considerations**

- 14.1. The Climate Change Strategy commits the New Council Homes Programme to ensuring Employers Requirements set standards that support the Council’s Zero Carbon ambitions. This will be embedded into the Employer’s Requirements workshop scheduled to take place ahead of the 572 homes built under phase two of the NCHP.
- 14.2. The strategy also requires an exemplar net zero home to use as a benchmark. A scheme in a Green Neighbourhood was previously identified but due to viability and recommendations in this report, single homes will no longer be considered. The Council will review schemes being taken forward to identify opportunities in the pipeline.

#### **15. Human Resources/Property Considerations (if appropriate)**

N/A

## 16. Communication Considerations

16.1 To ensure the Council is being open and transparent with residents, communicating the challenges within the Housing Market is a priority. To ensure residents feel informed, key messages will include:

- The current demand on the Council to meet increase homelessness.
- The options do residents have to access support or find accommodation.
- How the Council trying to influence the market and drive-up affordable housing that reflects need e.g., developing homes and negotiating with developers.
- Residents' rights and responsibilities across different housing tenures.

**Report sign off:**

***Peter Gadsdon***

Corporate Director Resident Services


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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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 <b>Brent</b>	<b>Cabinet</b> 11 December 2023
	<b>Report from the Corporate Director of Resident Services</b>
	<b>Lead Member – Cabinet Member for Environment, Infrastructure &amp; Climate Action (Councillor Krupa Sheth)</b>
<b>Air Quality Action Plan Adoption</b>	

<b>Wards Affected:</b>	All
<b>Key or Non-Key Decision:</b>	Key
<b>Open or Part/Fully Exempt:</b> <small>(If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)</small>	Open
<b>List of Appendices:</b>	<p>Eight:</p> <ul style="list-style-type: none"> <li>Appendix A: Air Quality Action Plan – Full version</li> <li>Appendix B: Air Quality Action Plan – Easy Read version</li> <li>Appendix C: Community Outreach Report for the Draft Air Quality Action Plan</li> <li>Appendix D: Consultation Report for the Draft Air Quality Action Plan</li> <li>Appendix E: Air Quality Management Area Order</li> <li>Appendix F: Finance table</li> <li>Appendix G: Equalities Impact Assessment</li> <li>Appendix H: Communications plan for Air Quality Action Plan adoption</li> </ul> <p><b>Please note due to their file size the above appendices have been published as a separate pack to the main agenda.</b></p>
<b>Background Papers:</b>	None
<b>Contact Officer(s):</b> <small>(Name, Title, Contact Details)</small>	<p>Sandor Fazekas          Head of Healthy Streets and Parking          020 8937 5113  <a href="mailto:Sandor.Fazekas@brent.gov.uk">Sandor.Fazekas@brent.gov.uk</a></p> <p>Lauren Salisbury          Air Quality Policy and Project Officer</p>

## 1.0 Executive Summary

- 1.1 The London Borough of Brent (LBB) recognises that air pollution remains a significant problem and is committed to taking action to improve air quality and raise awareness of its impacts, especially amongst our most vulnerable residents.
- 1.2 Brent's Air Quality Action Plan (2023– 2027) (AQAP) outlines thirty-seven measures the Council will undertake, in partnership with others, to reduce levels of two key air pollutants; nitrogen dioxide (NO<sub>2</sub>) and particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>), both known to be harmful to health.
- 1.3 The AQAP also proposes the extension of Brent's Air Quality Management Area (AQMA) to cover the entire borough. AQAPs are developed to manage pollution within AQMAs; extending the boundary of Brent's AQMA has the benefit of ensuring the AQAP is applicable to the whole borough and also reflects that, despite improvements, pollution across the whole of the borough needs to continue to be reduced.
- 1.4 The AQAP has been developed through community outreach, stakeholder workshops and public consultation. This has led to 16 priority actions being developed under 5 themes, which are detailed on page 7-8 in Appendix A.
- 1.5 The focus for the Council over 2023-2027 is set out in the Core Aims of the AQAP on page 19 Appendix A:
- Reduce pollution concentrations as quickly as possible, striving for World Health Organisation guidelines;
  - Raise awareness of the health impacts of air pollution and address health inequalities;
  - Influence change by leading by example and working with strategic partners.
- 1.6 The 2023-2027 AQAP updates the previous AQAP plan (2017-2022); with key developments including:
- Committing to strive for World Health Organisation guidelines,
  - Increasing the focus on addressing PM<sub>2.5</sub> emissions in response to health impact evidence and updated national targets, and
  - Expanding the scope to include raising awareness of indoor air pollution (not just outdoor).
- 1.7 Consultation on the draft AQAP was agreed by Individual Cabinet Member Decision on 13 March 2023. Since then, the action plan has been subject to public consultation. Over 400 people were spoken with, and 92 members of our

community responded to the consultation. Feedback from the consultation was used to adjust the plan where appropriate.

- 1.8 The GLA approved the AQAP on 19 October 2023 with a minor edit to include target for engaging with businesses and cargo bike trials. The AQAP was also presented at the Health and Wellbeing Board on 30 October 2023.
- 1.9 The target date for publication of the plan is 12<sup>th</sup> December 2023. The new plan will supersede the previous AQAP (2017-2022). Work will be undertaken to provide detailed implementation plans outlining how each air quality action plan measure will be delivered.
- 1.10 The purpose of this report is to seek approval for the adoption of the Air Quality Action Plan as well as approval for the Air Quality Management Area Order, which extends the AQMA to cover the whole borough (Appendix E).

## **2.0 Recommendation(s)**

- 2.1 To note the Air Quality Action Plan (2023-2027) actions.
- 2.2 To agree the action plan can be published as final (Appendix A).
- 2.3 To approve the Air Quality Management Area Order (Appendix E).

## **3.0 Detail**

### **3.1 Cabinet Member Foreword**

- 3.1.1 Progress has been made in reducing air pollution concentrations across the borough for the key pollutants (NO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>). However, some areas in the borough are still exceeding the legal limits for NO<sub>2</sub> and the majority of the borough exceeds the new PM<sub>2.5</sub> limit set in 2023. Moreover, pollution levels across the whole borough are higher than the World Health Organisation (WHO) guidelines.
- 3.1.2 To address this, the AQAP sets out the actions the Council will take over the next five years to continue to reduce pollution and to raise awareness of its health impacts, striving for clean air for everyone in the borough.
- 3.1.3 Taking action to improve air quality supports a range of key Council policies. It is included as a theme in the Borough Plan, which sets out the vision for the Council for the next four years, under the strategic priority “A Cleaner, Greener Future”.
- 3.1.4 Additionally, several Council policies recognise that reducing air pollution is critical to improving the health and wellbeing of Brent’s residents and reducing inequalities. Brent’s Inclusive Growth Strategy (2019-2040) prioritises improving air quality under two key themes; “Health” and “Environment”. The borough’s Joint Health and Wellbeing Strategy includes a theme of “Healthy

Places” which aims to create a borough where residents have access to clean air.

- 3.1.5 As road transport remains a dominant source of pollution in the borough, there are direct links with the aims of the AQAP and Brent’s Long Term Transport Strategy (LTTS). The LTTS provides the strategic direction for investment in transport in Brent, with the aim of improving transport options for all and to reduce the negative impacts of travel on the borough, including air pollution. Our aim is to reduce traffic in Brent by 25% by 2041. The AQAP’s theme of “Cleaner Transport” supports the core aims of this strategy.
- 3.1.6 The AQAP also supports Brent’s Local Plan, which sets out our strategy for future development in Brent and includes specific policies on air quality to reduce pollution from developments in the borough.
- 3.1.7 Lastly, air quality and the climate and ecological emergency are closely linked, with similar solutions. Therefore, action we take in the borough to tackle air pollution, and vice-versa, will be win-win; it helps to improve air quality while helping to reduce carbon dioxide emissions. Therefore, the AQAP aligns with the Council’s Climate & Ecological Emergency Strategy 2021-2030 and contributes to the Council’s commitment to do all in its gift to strive for carbon neutrality by 2030.

## **3.2 Background**

- 3.2.1 With Brent’s existing AQAP expiring at the end of 2022, a review of the plan has been undertaken. This review resulted in a new draft of the AQAP (2023-2027), which was consulted on in Spring 2023. A proposed final version of the AQAP is presented in Appendix A, along with an Easy Read version in Appendix B.
- 3.2.2 Significant progress has been made to air quality in the borough over the last five years through the delivery of the 20 actions within the 2017-2022 AQAP. Data from the London Atmospheric Emissions Inventory (LAEI) demonstrates that average concentrations of NO<sub>2</sub> were approximately 22% lower in 2019 than in 2016 illustrating the improvements made. Highlights of the projects delivered through the previous action plan include:

### **Theme 1: Cleaner Transport**

- **Targeted reduction in diesel vehicle use** – emissions based permits introduced with permit charges increasing to £100 in 2021
- **Tackling engine idling** – 482 drivers were engaged as part of anti-idling events
- **Installing electric vehicle infrastructure** – 350 chargers installed across the borough

### **Theme 2: Public Health and Community Engagement**

- **Engage with local businesses to reduce local air pollution** – cargo bike trials held in Harlesden and Willesden Green town centres

- **Working with schools to raise awareness** – rolling out 28 permanent school streets, running the Breathe Clean project at 80 schools and continuing the School Travel Planning programme
- **Promoting air quality action days** through annual Clean Air Days and Car Free Day

### **Theme 3: Exposure Reduction Measures**

- **Develop Low Emissions Neighbourhoods** – Green Neighbourhoods introduced in Church End and Kingsbury
- **Upgrade of green infrastructure** – projects include Green Infrastructure Vision developed, public realm improvement projects delivered, Willesden Green living wall

### **Theme 4: Emissions from Developments and Buildings**

- **Limiting the impact of new developments using planning policies** – Brent's Local Plan 2021 stipulating that major developments cannot use gas boilers, introducing Air Quality Positive, and publishing a Sustainable Development SPD,
- **Improve energy efficiency in council buildings** - 68% reduction in CO2 emissions in 2021/22 compared to 2010/11 baseline
- **Promote and enforce Smoke Control Zones** – joined the GLA's wood burning group and inspected all fuel suppliers in the borough
- **Promote energy efficiency retrofitting projects in workplaces and homes** - 400 residents have consulted the Warmer Home Advice Service since 2018

### **Theme 5: Delivery Servicing and Freight**

- **Update our procurement policies** – sustainable procurement policy published in 2021

3.2.3 However, despite improvements, air pollution continues to harm our health and economy and worsen inequalities. A review of the 2017-2022 AQAP has shown that more action needs to be taken, especially in the following areas:

- We need to work more closely with our partners on reducing emissions and raising awareness of the health impacts of pollution, such as health providers, community champions, and Transport for London, especially for our more vulnerable residents.
- We need to lead by example, for instance through tackling emissions from Brent's own fleet.
- We need to focus attention on where air pollution is worst in the borough through expanding our Air Quality Focus Areas and extending the borough's Air Quality Management Area.

3.2.4 Since the publication of the previous AQAP, research has enabled a deeper understanding of the harm pollution can cause to all our health, even at low levels. Air pollution is the largest environmental threat to public health in the

UK. Exposure to air pollution is estimated to cause 36,000 premature deaths each year. In 2019, 4,100 deaths in London were caused by air pollution, 149 of these were in Brent. Outer London boroughs (such as Brent) suffer more deaths caused by air pollution than inner London boroughs. This, in part, is due to a higher proportion of elderly people in these areas and asthma rates. Collectively, PM2.5 and NO2 are responsible for over 8% of all deaths in the borough<sup>1</sup>. It is important to note that, even where the outcome is not mortality, pollution affects the quality of life of all residents and future health outcomes, contributing to the development asthma, heart disease, cancer, and dementia even if someone does not have underlying health conditions.

3.2.5 This has an economic impact on the health and care system; the 2019 Clean Air Strategy<sup>2</sup> estimated air pollution in England could cost £5.3bn a year in terms of health and social care by 2035 if no action is taken. This is a cumulative cost for health conditions strongly associated with air pollution: coronary heart disease; stroke; lung cancer; and childhood asthma. When wider health conditions associated with pollution are added, the costs could reach £18.6bn by 2035. These include chronic obstructive pulmonary disease; diabetes; low birth weight; and dementia.

3.2.6 It is known that some people are more susceptible to the impacts of pollution, exacerbating inequalities. This includes:

- People with existing health conditions, such as asthma and heart disease
- Children
- Elderly
- Pregnant women
- Communities in areas of higher pollution, such as close to busy roads

3.2.7 With respect to inequalities, the GLA have found that the most deprived communities of London still more commonly live in the most polluted areas and the areas in London with the lowest NO2 and PM2.5 concentrations have a disproportionately white population. Furthermore, the inequalities in exposure to air pollution experienced between ethnic groups are more pronounced **in Outer London boroughs (figure 1 and 2)**. In Outer London, the lowest NO2 concentration decile comprises a 71% white population, whereas in Inner London, the lowest NO2 concentration decile is 56% white, in 2019<sup>3</sup>.

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<sup>1</sup> [GLA Air Quality in LB Brent: A Guide for Public Health Professionals \(2022\)](#)

<sup>2</sup> [Clean Air Strategy 2019](#)

<sup>3</sup> [Greater London Authority air quality exposure and inequalities study \(2023\)](#)

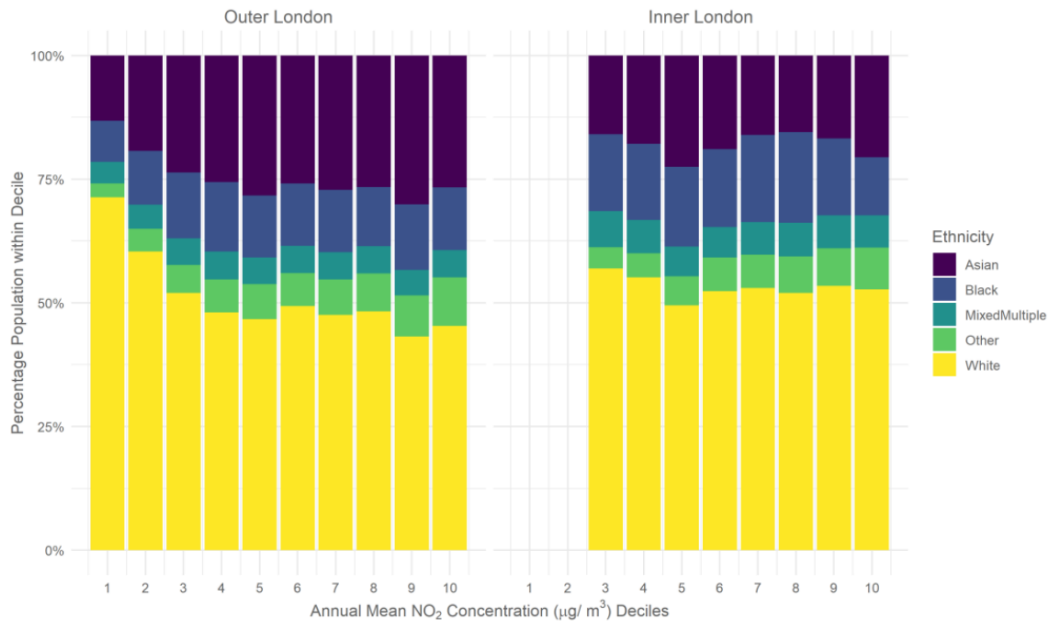


Figure 1. Percentage of population of each ethnicity group by NO<sub>2</sub> Concentration deciles for Outer and Inner London in 2019

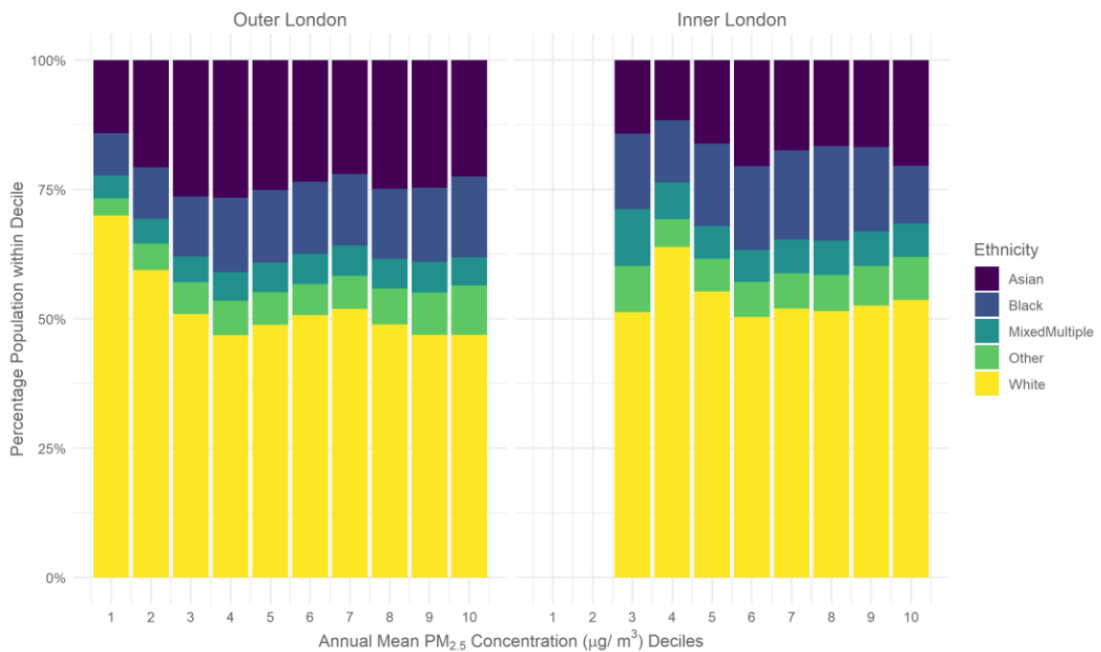


Figure 2. Percentage of population of each ethnicity group by PM<sub>2.5</sub> concentration deciles for Outer and Inner London in 2019

3.2.8 In Brent, there are 18,537 people who suffer with asthma, 2,409 of whom are children. In 2022, 168 0-14 year olds were admitted to hospital for asthma and 340 65+ for asthma or COPD (WSIC DID, 2023). The tragic passing of nine-year-old Ella Adoo-Kissi-Debrah, who is the first person to have air pollution listed as a cause of death after suffering a fatal asthma attack, illuminates the importance of tackling pollution; it can save the lives of the most vulnerable in our society.

- 3.2.9 The AQAP acknowledges the scale of this issue and sets out what we can and will do, both on our own and in partnership with others, to secure a future for Brent in which our air is as clean as it can possibly be. It outlines the Councils' strategy for reducing local emissions of NO<sub>2</sub> and PM. This is a legal duty, a requirement under the Environment Act 1995, as amended 2021; all local authorities must publish and regularly review their action plan once an AQMA has been declared.
- 3.2.10 The London Local Air Quality Management (LLAQM) regime is the regional mechanism for determining compliance with our legal duties. The Council will be expected to provide annual updates and demonstrate progress with the air quality objectives outlined in the plan to the Mayor of London. This is the minimum requirement for all London authorities.
- 3.2.11 The AQAP comprises thirty-seven measures, across five themes, which the council will implement to tackle local air pollution at source as well as raise awareness of the health impacts amongst Brent residents (see Appendix A for the AQAP). There are 16 actions which have been identified as a priority (Appendix A page 7); they have been selected through consultation and as they will deliver the greatest impact in pollution reduction and awareness raising over the next five years. The five themes are:

**Theme 1) Cleaner Transport** – this includes incentivising walking and cycling, providing infrastructure to make our streets safer and more inclusive, aiming for a reduction in traffic, delivering electric vehicle charging infrastructure, discouraging engine idling, working with and lobbying partners such as TfL and the Canal and River Trust to provide clean public transport and improved walking and cycling routes. It also includes working with businesses to reduce emissions from vehicles delivering goods and services and leading by example by tackling Brent's own fleet such as mini-buses and refuse collection vehicles.

**Theme 2) Monitoring air pollution and other core statutory duties** – this includes maintaining the borough's monitoring network and where possible expanding it to understand where pollution is worst, and what reduction measures are effective. It also includes a commitment to report against the World Health Organisation Guidelines and make air pollution as transparent as possible for residents.

**Theme 3) Public health and awareness raising** – this includes partnering with health care providers, schools, and early years settings to raise awareness of the health impacts of air pollution and to provide resources on reducing exposure, leading to direct health benefits especially for those most vulnerable to the impacts of pollution. Included in this theme is a commitment to deliver a programme of pop up events across the air quality focus areas with pollution information tailored to the local area. Priority areas for this programme include the North Circular, Harlesden, and Church End. This theme also covers promoting air pollution alerts and route planner tools, and a focus on indoor as well as outdoor pollution.



**Theme 4) Emissions from homes, buildings, and developments** – this includes using Planning Policy to ensure emissions from construction and developments are minimised by using relevant planning conditions and Air Quality Positive and Air Quality Neutral policy through Brent’s Sustainable Environment and Development Supplementary Planning Document. It also includes the commitment to continue to reduce emissions from Brent offices and council buildings and supporting schools to decarbonise. Ensuring the Smoke Control Zone is promoted and enforced to reduce emissions from wood burning is also central to this theme.

**Theme 5) Localised Solutions** – this includes creating hyper-local plans to target emissions reductions where they are needed most through the introduction of Green Neighbourhoods across the borough, focussing sustainable solutions in priority areas and also through developing location specific action plans for Air Quality Focus Areas as part of the Local Implementation Plan (LIP) programme.

3.2.12 In addition, through a detailed review of air quality data across the borough in relation to the Air Quality Objectives and World Health Organisation guidelines, the AQAP provides an update to Brent’s Air Quality Management Area (AQMA) (to be extended to cover the whole borough) and Air Quality Focus Areas (AQFAs), which are defined as pollution hotspots where there are also high levels of population exposure (e.g. town centres).

3.2.13 Once agreed, this plan will supersede our previous action plan published in 2017.

#### **4.0 Stakeholder and ward member consultation and engagement**

4.1 The AQAP was developed using community outreach, an internal officer Air Quality Steering Group, a review of air quality data for the borough conducted by WSP Ltd, and Action Planning workshops held with council officers and external stakeholders where relevant (e.g., TfL, NHS North West London Integrated Care Board, Central and North West London NHS Foundation Trust, and Brent CVS). Further details on this methodology are included in Section 4 of Appendix A. In addition to this, the London Local Air Quality Management System (LLAQMS) was used as a framework for developing the plan and actions.

4.2 At the outset of the AQAP development process in October 2021, community outreach was undertaken to understand the priorities of people who work and live in Brent. The primary goal was for residents to have their say on deciding the priorities of draft AQAP. Led by Kaizen Partnerships Ltd, this engagement took place over 27 days in twenty-one locations within Brent, including all Town Centre’s and all GLA 2016 AQFAs. Interviews were designed to target residents that might ordinarily miss out on environmental messaging, particularly amongst disproportionately affected groups or the digitally excluded. An online survey also allowed residents not involved in the focus groups to voice their concerns. 94% of people engaging via outreach saying that their views had never been consulted before (83%) or not much before (11%). 488 people gave

their views. Full details of the outcome of the community outreach consultation can be found in Appendix C.

4.3 Following this, an officer Air Quality Steering Group was established in January 2022 to monitor the implementation of the AQAP. The group consists of members of the following teams:

- Healthy Streets and Parking team
- Public Health
- Planning Policy
- Energy and Sustainability
- Employment Skills and Enterprise
- Communications
- Regulatory Services
- Environmental Strategy and Climate Change

4.4 Further to the steering group meetings, there were five action planning workshops for each of the five themes to go through the list of actions, allow each stakeholder to comment on the actions, and to provide insight on how to achieve them. These were held between September and October 2022 and included the steering group members as well as other relevant stakeholders such as members of the NWL NHS Integrated Care Board, Brent CVS, and TfL. These action planning workshops allowed for cross-group discussion on each of the actions. The outcomes of these discussions were then incorporated into the final list of air quality actions within the draft AQAP.

4.5 The contents of the draft AQAP were then shared with the GLA for comment, following approval on the content from the Lead Member on 30 January 2023.

4.6 Councillors were notified and invited to provide questions or comments on the draft AQAP at this point via the “All Councillor” email distribution list on 8 February 2023, prior to public consultation.

4.7 The draft AQAP was then subject to public consultation, following an Individual Cabinet Member Decision on 13 March 2023. An online survey was live for six weeks and was promoted as detailed in the consultation report in Appendix D. Pop-up events took place at a range of locations across the borough, along with presentations at community forums to inform the local community about the draft plan and signpost to the online survey.

4.8 In total over 400 people interacted with the engagement team during pop-up events and were informed about the draft AQAP and how to share their views. 92 people gave their views either online or on a paper questionnaire with the following headline views:

- 62% of people responded positively (saying “Love it” or “Like it”) to the Council’s vision statement around air quality
- 71% believe that Core Aim 1 - “Reduce Pollutions Concentrations” should be the main priority

- 57% thought that “Discourage unnecessary engine idling” would be the most impactful proposed action, followed by “Provide infrastructure to support walking and cycling” (56%)
- Overall, only 10% of people who gave their views expressed a negative opinion of the draft plan. 40% of people expressed a positive view, 41% said “it’s OK”, and 8% weren’t sure.

4.9 In response to the consultation, the key changes that have been made to the Air Quality Action Plan are:

- Changing the prioritisation of the actions to reflect resident priorities
- Adding a new action (CT12) Encourage walking and cycling in the borough by providing support to reflect the need to provide services to enable more walking and cycling
- Additional actions to work more closely with the Canal & River Trust

4.10 The GLA approved the post consultation version of the AQAP on 19 October 2023 with the addition of a target for action CT10 (emissions from deliveries).

## **5.0 Financial Considerations**

5.1 The AQAP will be delivered within existing budgets and funding structures where possible. Additional funds can be applied for when grant opportunities arise, such as through the Defra Air Quality Grant and Mayor’s Air Quality Fund. Appendix F details the actions in the plan and the funding for delivery, including an estimated cost over 5 years where possible.

## **6.0 Legal Considerations**

6.1 The Council has a statutory duty to comply with the requirements of the Environment Act 1995, as amended by Environment Act 2021. This states that all local authorities must publish an air quality action plan, working with Air Quality Partners, once they have declared an Air Quality Management Area and continue to review and assess local air quality until national targets are met.

6.2 Governance of this regime for London local authorities has been devolved to the Mayor. As a result, the council must demonstrate compliance with the London Local Air Quality Management (LLAQM) regime and provide regular updates regarding compliance with Air Quality Objectives to the London Mayor.

6.3 This AQAP is therefore a statutory document and has been produced as part of our duty to LLAQM. It has been developed in recognition of the legal requirement on the local authority to work towards Air Quality Objectives Part IV of the Environment Act 1995 (as amended by the Environment Act 2021) and relevant regulations made under that part and to meet the requirements of the London Local Air Quality Management statutory process.

## **7.0 Equality, Diversity & Inclusion (EDI) Considerations**

- 7.1 S149 of the Equality Act 2010 provides that the Council must have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between those who share a protected characteristic, and those who do not.
- 7.2 Inequalities in exposure to air pollution exist across the UK. Analysis has demonstrated that areas characterised by deprivation tend to pollute the least and yet are exposed to higher levels of pollution (Air Quality Management Resource Centre, 2019). Furthermore, vulnerable citizens (children, elderly or those in ill-health) are at greater risk of being harmed by poor air quality.
- 7.3 Projects linked to reducing local air pollution are critical to address these environmental and health inequalities.
- 7.4 Appendix G contains the Equalities Impact Assessment for the AQAP.
- 7.5 Following assessment, it is considered that, on balance, the significant benefits that the objectives and measures within the AQAP will bring, including those to protected characteristics, will significantly outweigh any disbenefits to these groups. However, where negative impacts have been identified, it is anticipated that these can be addressed, or mitigated, as projects and schemes are further developed. A requirement to engage closely with local communities, our partners and a wide range of stakeholders at all stages of project development will ensure this.

## **8.0 Climate Change and Environmental Considerations**

- 8.1 The Air Quality Action Plan directly supports the Council's environmental objectives and climate emergency strategy.
- 8.2 Many of the sources of outdoor air pollution are also sources of carbon dioxide emissions. For example, using fossil fuels for power generation, industry, and transport are all major sources of both particulate matter, nitrogen dioxide and carbon dioxide. Therefore, tackling these sources for improvements in air quality will also complement the climate emergency strategy.

## **9.0 Communication Considerations**

- 9.1 Once the AQAP has been adopted, it will be published online. Relevant stakeholders will be notified via a communications plan, included in Appendix H.

### Related document(s) for reference


- Individual Cabinet Member Decision report - 13 March 2023 Draft Air Quality Action Plan (AQAP) 2023-2027 Consultation

**Report sign off:**

**Peter Gadsdon**

Corporate Director of Resident Services

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	<b>Cabinet</b> 11 December 2023
	<b>Report from the Corporate Director of Resident Services</b>
	<b>Lead Member – Leader (Councillor Muhammed Butt)</b>
<b>Corporate Performance Q1-Q2 2023/24 reporting</b>	

<b>Wards Affected:</b>	All
<b>Key or Non-Key Decision:</b>	Key
<b>Open or Part/Fully Exempt:</b> <small>(If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)</small>	Open
<b>List of Appendices:</b>	One Appendix A: Borough Plan Q1/Q2 Scorecard
<b>Background Papers:</b>	None
<b>Contact Officer(s):</b> (Name, Title, Contact Details)	<p>Jon Cartwright, Head of Change and Customer Insight, Resident Services 020 8937 1742 <a href="mailto:Jon.Cartwright@brent.gov.uk">Jon.Cartwright@brent.gov.uk</a></p> <p>Stephanie Keen, Senior Research and Intelligence Officer, Resident Services 1492 <a href="mailto:Stephanie.Keen@brent.gov.uk">Stephanie.Keen@brent.gov.uk</a></p> <p>Julia Pieza, Senior Research and Intelligence Officer, Resident Services 4511 <a href="mailto:Julia.Pieza@brent.gov.uk">Julia.Pieza@brent.gov.uk</a></p>

## 1.0 Executive Summary

- 1.1. This report and the performance scorecard (Appendix A) set out the position of the Council's performance in the first and second quarter of 2023/24. The content of the report and scorecard focus on progress in delivering the priorities and outcomes set out in the Council's Borough Plan 2023-2027: Moving Brent Forward Together.

## **2.0 Recommendation(s)**

### **2.1 Cabinet are recommended to:**

2.1.1 Note the Borough Plan 2023/24 performance reporting for Q1-Q2 set out from 3.2 and included at Appendix A.

2.1.2 Consider the current and future strategic risks associated with the information provided and agree remedial actions on strategic risks as appropriate.

2.1.3 Challenge progress with responsible officers as necessary.

## **3.0 Detail**

### **3.1 Cabinet Member Foreword**

3.1.1 This report provides the first detailed reporting against the full suite of Key Performance Indicators (KPIs) developed to monitor delivery of the desired outcomes (i.e., 'what success will look like' measures) set out in the new Borough Plan 2023-2027: Moving Brent Forward Together. This includes progress updates for key activities and commentary against targets aligned to each of the five priority areas:

- Prosperity and Stability in Brent
- A Cleaner, Greener Future
- Thriving Communities
- The Best Start in Life
- A Healthier Brent

### **3.2 Borough Plan performance Q1/Q2**

3.2.1 Overall, there are currently 53 Borough Plan key indicators in the Q1 and Q2 performance scorecard.

3.2.2 KPIs are rated Red, Amber or Green depending on their performance against the target for the quarter.

- Green KPIs have met or exceeded their target
- Amber KPIs are between 0.01% and 5% outside of their target
- Red KPIs are 5% or greater outside their target

Of the 53 Borough Plan indicators for Q2:

- 19 are on or above target (Green)
- 4 are just off target (Amber)
- 14 are off target (Red)
- 16 provide contextual information

3.2.3 A summary of performance is outlined in the following sections. Where required the commentary also references progress against annual targets in addition to quarterly e.g. where progress towards the target is seasonal.



## **Prosperity and Stability in Brent**

### **Red KPIs**

- 3.2.4 The average days taken to process change events for benefit claims is rated Red due to changes taking 7 days to process against a target of 5 days. The average days taken to process new benefit claims is also rated Red with claims taking 22 days to process against a target of 19 days. For context, the London averages are 9 days for change events and 27 days for new claims. Whilst Brent is doing better comparatively, the complexity of cases, a reduction in caseload for working age residents and the Temporary Accommodation cases have impacted the processing days. The service is also looking at further automation and system enhancements to reduce the processing days further.
- 3.2.5 The number of affordable homes delivered by external providers (incl. S.106) was 264 between Q1 and Q2 against a target of 461. There are a further 177 homes due to complete by external providers this financial year. This is due to some schemes being delayed or no longer progressing e.g. Heron House through PA Housing where the contractor went bust. The Affordable Housing and Partnerships service meets with all large providers quarterly to review their development programme. Whilst the target for this year is unlikely to be met, across the entire supply programme, the Council is on track to meet the 5,000 affordable homes in the borough by 2027/28.
- 3.2.6 The number of Council homes delivered is rated Red with 66 houses provided against a target of 291. Delays to scheme completion have meant there has been slippage in the New Council Homes Programme. There are a further 118 homes due to complete this year - including Stonebridge Hillside and Milton Avenue (completed in October 2023), Preston Park Library, Brent Indian Community Centre, Learie Constantine - and the target of 291 overall will not be achieved in this financial year. Nevertheless, the Council is on track to deliver 1,700 homes by 2027/28 and has already delivered 846 homes to date and a further 1,257 affordable homes on site all due to complete before 2027/28. The programme continues to be monitored through the Housing Care and Investment Board.
- 3.2.7 The number of empty properties refurbished and brought back into use within the borough is rated Red with 13 properties refurbished at the end of Q2 against a target of 50. Enquiries and applications for empty property grants are continuing, there is a grant commitment (approved grants) of £725,000 which if completed will return 29 units of accommodation to be used for families in housing need. There is also a larger project which has been in the pipeline and is due to be approved soon, this will see 46 units of accommodation provided. However, there are several challenges faced due to the Local Housing Allowance rental income not being acceptable to some landlords, which can result in them pulling out of the grant. Another challenge is that the landlords are developing the project themselves, therefore, we have no control over the speed of the development.

### **Amber, Green and Contextual KPIs**

- 3.2.8 The average number of days taken to process Resident Support Fund application was 18 days against a target of 20 days. Demand for the Resident Support Fund continues to increase due to the cost-of-living crisis, especially over the autumn/winter period. For related support offers, 100% of Crisis Resident Fund applications have been assessed with 48 hours and 100% of Family Food fund assessments have been completed within five days.
- 3.2.9 The number of Houses of Multiple Occupation licensed in the borough is rated Amber with 5,079 HMOs licensed against a target of 5,100. The Council continues to receive a constant flow of Houses of Multiple Occupation applications. On 1 August a new selective licensing scheme started, and the focus has been to process the 3,000 applications received since July. The team anticipates more HMO applications as a consequence of this. Brent remains to have more licenced Houses of Multiple Occupations than any other London Borough.
- 3.2.10 The percentage of Brent Start overall achievement per academic year (July-Sept) was 93.1% and rates Green. Measures for both Jobs and Apprenticeship Outcomes from Brent Works have exceeded targets providing 97 jobs and 29 apprenticeship opportunities. The number of local apprenticeship/work experience opportunities (Social Value and Ethical Procurement Policy) was also above target providing 35 opportunities.
- 3.2.11 The number of residents accessing Community Hubs was 9,548 against a target of 9,375, and the percentage enquiries at the Community Hubs resolved at point of contact was 80.6% for Q2 rating both measures Green. A contextual measure for the Community Hubs shows that 1,352 referrals to foodbanks were made through Brent Hubs in Q1 and Q2.
- 3.2.12 The number of affordable homes delivered by i4B in Q1 and Q2 was 6. This is currently a contextual measure. In response to increased pressures in Temporary Accommodation currently being experienced by the Council, i4B has reviewed its acquisition appraisal model. While the Council injects 20% of equity into each property purchased by i4B, the model previously only accounted for 5% equity. The revised model now accounts for the full 20% equity injection provided by the Council, and following Board approval the amount i4B is able to spend on properties has increased. The company now has a target of purchasing 12 properties in 2023-24, and based on four recent acquisitions in Q3 i4B is on track to meet this. Given the increased price caps, i4B's purchasing target for 2024-25 will be 25 properties.

## **A Cleaner, Greener Future**

### **Red KPIs**

- 3.2.13 The target to decrease the amount of non-recyclable waste (tonnage) borough wide by 2% by April 2024 is rated Red. The amount of non-recyclable waste was 40,786 tonnes against a target of 34,337 tonnes in Q2. This is due to starting a new contract in April 2023 which has involved numerous changes in

street cleansing, waste and recycling. Data analysis is being undertaken to understand the trend and how the introduction of new recycling services is having an impact on reduction of non-recyclable waste. It is difficult to comment at these initial stages and whether the KPI is moving in the right direction. It will be a challenge to achieve the set targets with ongoing increase in borough population as well as increase in HMOs. The two factors are contributing to increased residual waste. Nevertheless, several actions have been implemented. First a contamination plan is in place to address excessive waste and educate residents to reduce waste and recycle more. Second, a waste board has been set up to regularly monitor data and understand the developing trend and undertake mitigating actions to reduce contamination and increase recycling. Lastly, a separate team of officers are in place to educate and work with residents on good recycling habits, reduction in waste and reuse of items promoting environmental impacts. In addition, the contractors have a contractual obligation to produce a contamination plan and the actions they are taking to assess, monitor and reduce contamination which are presented at Monthly Contract meetings with the Council.

3.2.14 The value for customer reported Category 2 defects repaired on time in Q2 was 91.8% against a target of 100%. The delays have been due to shortages of materials to carry out works such as street name plates and street furniture. Most of the materials are standard and the contractor has stock, however street name signs are bespoke and have to be made as and when. There is a 4-to-6-week lead in time to have these manufactured, delivered and installed from the date of order.

### **Amber, Green and Contextual KPIs**

3.2.15 The number of new electric vehicle charge points is rated Green meeting its target of 142 in Q2. These were installed in April 2023 with plans to instal 40 Source London Charger bays to be operational by the end of November 2023. Another 20 Uber/Zest bays of 22Kw are planned to be operational by the end of November 2023. Plus 140 bays will be rolled out by July 2024.

3.2.16 There are two contextual KPIs related to Brent's climate aims. In Q1 and Q2, 17 businesses were utilising the Council's new carbon footprinting tool. Meanwhile 2 businesses have signed up to the Brent Climate Charter. The Charter has had a soft launch online and will be launched in person on 23 November at the Brent Business Engagement Summit at Wembley Stadium. There have been more applications for the Charter which are currently being processed. These measures are being monitored for the first time allowing the team to understand baseline performance and develop targets in the future.

3.2.17 The number of homes retrofitted/receiving energy efficiency improvement Social Housing Decarbonisation Fund, Carbon Offset Fund or other funding stream is another new contextual measure. The Council has received funding to retrofit 127 properties over a 2-3 year period which is the long-term target for this project. Initial work has begun on 6 properties as well as a block of flats. Given the long-term and complex timelines of retrofitting homes the team will work to set short-term targets in order to deliver all of the funding available.

## **Thriving Communities**

### **Red KPIs**

3.2.18 There are no Red KPIs for Thriving Communities.

### **Amber, Green and Contextual KPIs**

3.2.19 There were 110 hours contributed toward supporting events within the community as part of the Social Value and Ethical Procurement Policy against a target of 80 hours, rating Green. This includes training and bespoke events with involvement from the Council's suppliers.

3.2.20 There are several contextual measures for Thriving Communities. There were 67 engagement events that took place across the community. There have also been 39 grants awarded through the Love Where You Live programme providing £19,500 of funding through the grant. This was the only grant programme open during Q1 and Q2. This is the first year these measures have been monitored hence they are contextual, once the Council has a good idea of baseline expectations targets will be set for next year.

3.2.21 Due to competing borough events, school holidays and summer recess a decision was made to pause Brent Connect meetings during the summer months. During this time, a review of the Brent Connect meetings was undertaken. The outcome of the refreshed approach included Corporate Directors attendance at all meetings, a comprehensive community and engagement plan, trialling a new on-line format, alongside other components designed to maximise the voice of residents, their attendance, and engagement throughout the meetings. Although outside of the Q1-Q2 reporting period, the first Autumn Brent Connect meetings saw improvements in digital registration and attendance across all five Brent Connect areas, including 222 total attendees - which is significantly higher than the same period in 2022 (147 attendees). Future meetings dates have been set for the winter round (January) which will be held online and the spring round (March) which will revert to being held in-person.

## **The Best Start in Life**

### **Red KPIs**

3.2.22 The number of people who regularly attend the Care Leavers Hub was 15 for Q1 and Q2 missing a target of 20. Work is underway to review programmes and re-launch a previously popular football session which stopped due to pitch availability.

3.2.23 The number of registered users that have had a contact with Family Wellbeing Centres was 6,368 against a target of 7,178. Family Wellbeing Centres (FWC) continue to reach new families not known to the service previously to connect

residents to the one-stop-shop of support services on offer. A communication plan is in place to promote the FWC offer across Brent.

- 3.2.24 The number of participants attending Care Leavers in Action, Care in Action and Junior Care Leavers in Action is rated red with 15 participants against a target of 20. Participation engagement is not consistent, with higher attendance for trips and activities rather than regular sessions to help shape services. There has been low attendance at Junior Care in Action sessions. Sessions will be reviewed to see if the type of activities being offered are influencing attendance based on feedback from young people.
- 3.2.25 The number of young people regularly attending Brent Youth Parliament (BYP) is 19 against a target of 25. The number is higher when BYP meets during half terms. Work is ongoing to encourage to regularly attendance through the BYP Executive Group and the selection of topic discussed.
- 3.2.26 The number of youth inspections of council and commissioned services is red as this activity will be commencing in January 2024.

### **Amber, Green and Contextual KPIs**

- 3.2.27 There is one Amber measure for CYP. The percentage of Looked After Children (LAC) in education, employment or training (EET) (Year 12 and 13) is 79.8% against a target of 80%. However, it is worth noting this measure has improved from 73.1% in Q4 2022/23.
- 3.2.28 The percentage of pupils attending Brent Schools which are rated good or outstanding is 99.9% against a target of 96%. The School Effectiveness Lead Professionals (SELPs) are meeting with headteachers from all maintained schools this term to focus on outcomes and attainment.
- 3.2.29 The percentage of care leavers (19-21 year olds) in employment, education or training (EET) was 68% exceeding the 60% target. There is ongoing work with Brent Works and the Virtual School to help young people find and remain in EET opportunities.
- 3.2.30 The percentage of all children becoming the subject of a Child Protection Plan for a second or subsequent time and the percentage of those with a factor of gangs, missing, CSE and criminal exploitation as their main factor in their assessment was 13% with a target of 13.5%. This measure is rated Green yet children on repeat plans continued to be reviewed by Localities Service Managers to identify what could have been done differently.
- 3.2.31 The measure to reduce the percentage of young people from Black African, Caribbean and Somali communities who are permanently excluded is rated Green. In Q2 there were only 10 permanent suspensions, with the Council aiming to keep this number below 28. Actions both within Brent, and with out-of-borough schools in relation to individual pupils, targeted training and support continue from the last academic year into the new academic year to keep numbers as low as possible.

## **A Healthier Brent**

### **Red KPIs**

- 3.2.32 There are two Red measures for A Healthier Brent. The percentage of Care Act assessments completed within 28 days (excluding SMART and OT) was 47% against a target of 80%. A new statutory return Client Level Data (CLD) has started collecting assessment data from April 2023 at the England level and as per the team will soon be provided access to dashboard that will provide benchmarking data of CIPFA neighbouring boroughs as well as at a region level. The team are constantly reviewing workflow processes on Mosaic and communicating with the teams to ensure that any work completed on paper also reflects on time on Mosaic. The KPI is discussed in DMT and team managers' meeting every month and further work is carried out with individual team members to address any performance issue. The assessment process is currently being looked at to increase the number of assessments completed within 28 days.
- 3.2.33 The reablement sequel to service is rated red with 68% against a target of 75%. The team has embedded greater scrutiny in the triage process to ensure that the cohort coming through are suitable for Reablement. Work upstream of the referral is taking place as well as scrutiny at the time of referral. Therapists are working closer with enablers to ensure that treatment is effective and working internally in the team to get a better outcome. These measures are already paying off as in September the rate increased to 80%.

### **Amber, Green and Contextual KPIs**

- 3.2.34 There are two indicators rated Amber. The percentage of new birth visits within 14 days was 90.4% YTD below the 95% contractual target set. However, performance has improved this financial year despite the service currently experiencing an extreme shortage of health visitors. Visits by 30 days are 97.8%, close to the 98% target. A detailed plan for those who are not seen by 30 days is shared with the Commissioner, and an ongoing recruitment campaign is delivered by the provider. The Brent Public Health team is also closely monitoring the provider performance through monthly contract meetings.
- 3.2.35 The total number of adults in structured treatment YTD was 1,141 (provisional rolling 12 months figure to the end of Aug). This figure has an Amber rating against a target of 1,200. There has been a delay in numbers being reported through national monitoring systems for this measure. However, local data indicate numbers coming into treatment have increased in the past months. There is reasonable confidence that the target will be met as the year progresses.
- 3.2.36 There are three Green indicators for Brent Health Matters (BHM). The number of Brent Health Matters (BHM) community events held was 63 YTD exceeding the target of 60. These events are run across all Brent neighbourhood areas,

working with local community organisations. The BHM programme has also completed 2,330 health-checks at events against a target of 2,000 and engaged with 829 organisations against a target of 700.

#### **4.0 Stakeholder and ward member consultation and engagement**

4.1 KPIs for the Borough Plan 2023-27 were developed in consultation with directorate performance leads.

#### **5.0 Financial Considerations**

5.1 There are no financial implications as a result of this report.

#### **6.0 Legal Considerations**

6.1 There is no statutory duty to report regularly to Cabinet on the Council's performance, however under the Local Government Act 1999 a best value authority has a statutory duty to secure continuous improvement in the way in which its functions are exercised having regard to a combination of economy, efficiency and effectiveness. Regular reports on the Council's performance assist in demonstrating best value.

#### **7.0 Equality, Diversity & Inclusion (EDI) Considerations**

7.1 There are no direct diversity implications.

#### **8.0 Climate Change and Environmental Considerations**

8.1 Indicators that support delivery of the Brent Climate Emergency Strategy are included in the 'Cleaner, Greener Future' section of this report.

#### **9.0 Human Resources/Property Considerations (if appropriate)**

9.1 There are none.

#### **10.0 Communication Considerations**

10.1 There are none.

**Report sign off:**

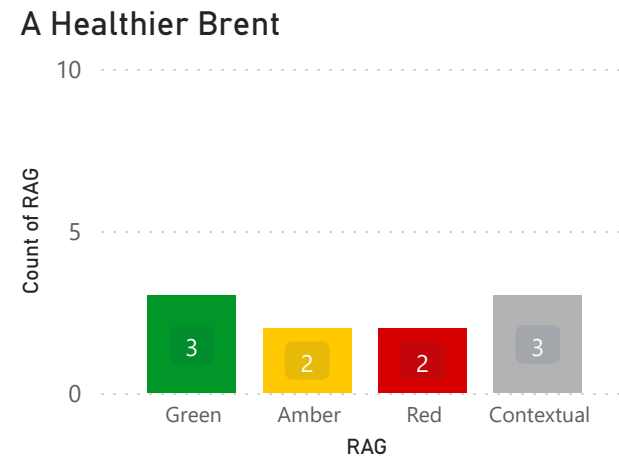
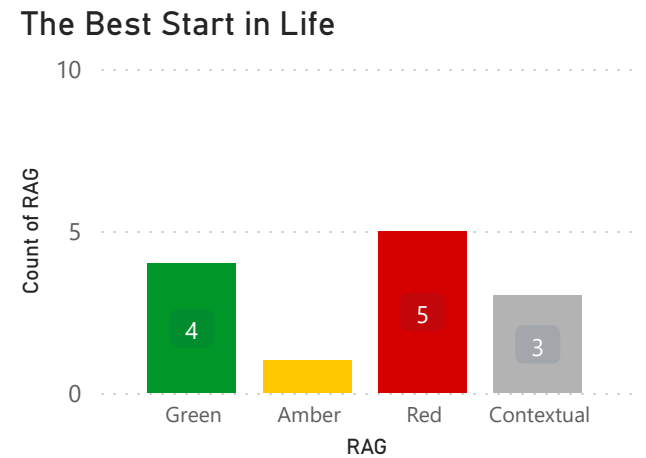
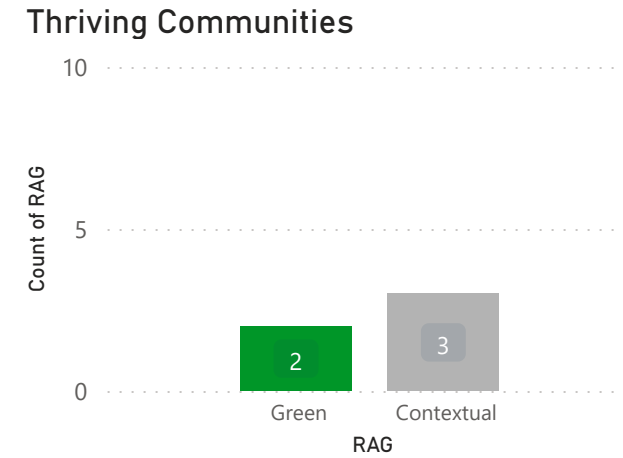
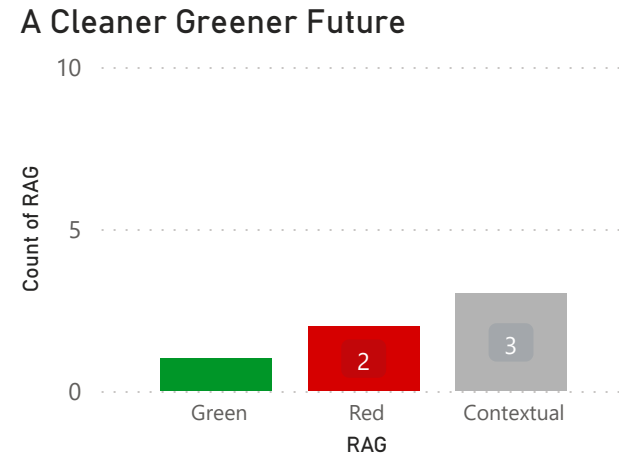
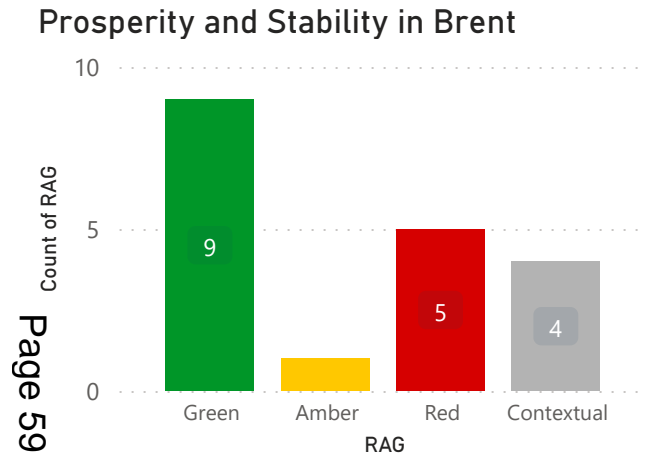
***Peter Gadsdon***

Corporate Director of Resident Services

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# Corporate Performance Report - 2023-24 Q2

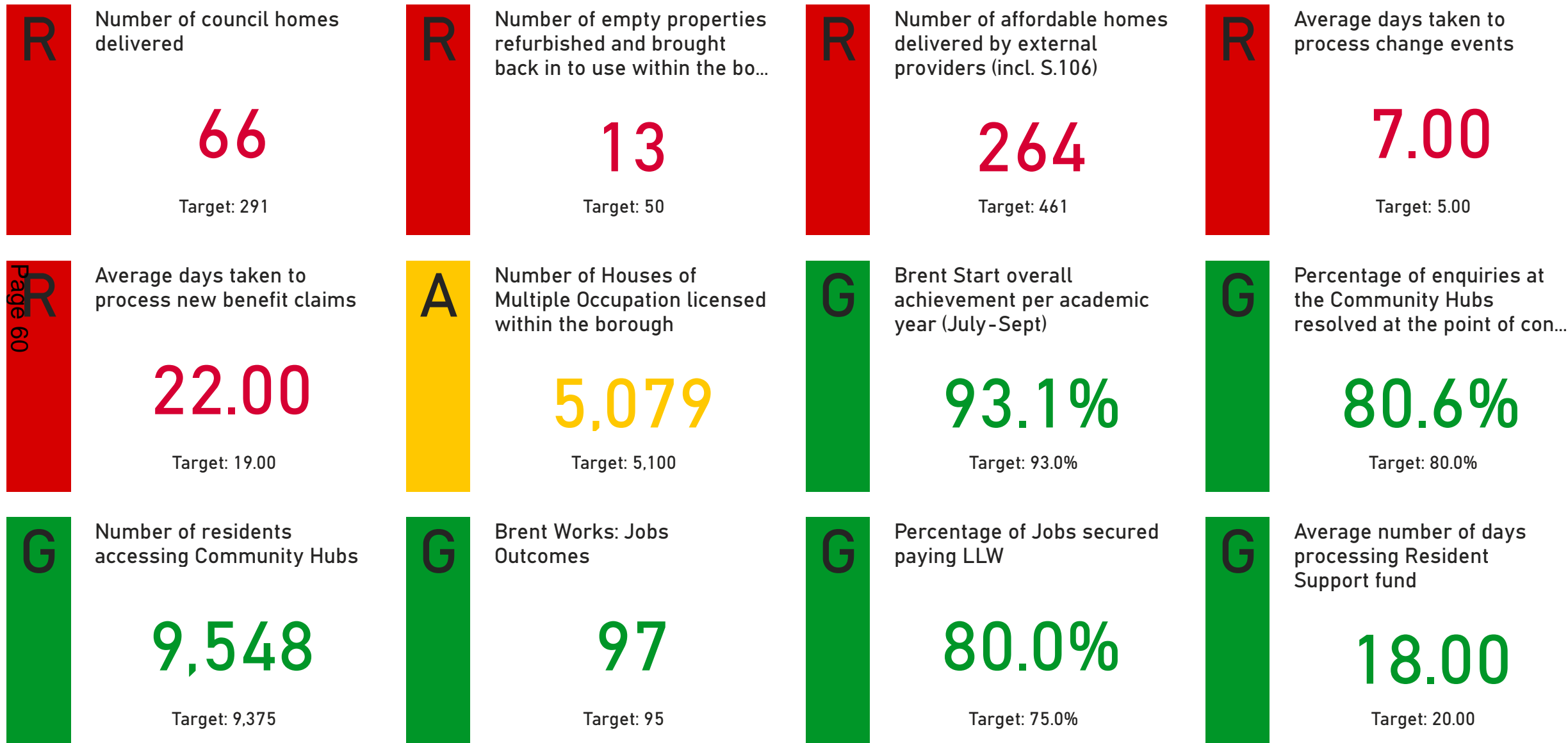


**Key for Performance Rating**  
 Unless otherwise defined, performance information is assessed using the following tolerances to give a RAG rating:

- Green** – At target or exceeding target
- Amber** – 0.01% - 5% outside target
- Red** – Greater than 5% outside target,
- Contextual** – No target set
- n/a** – Data not available

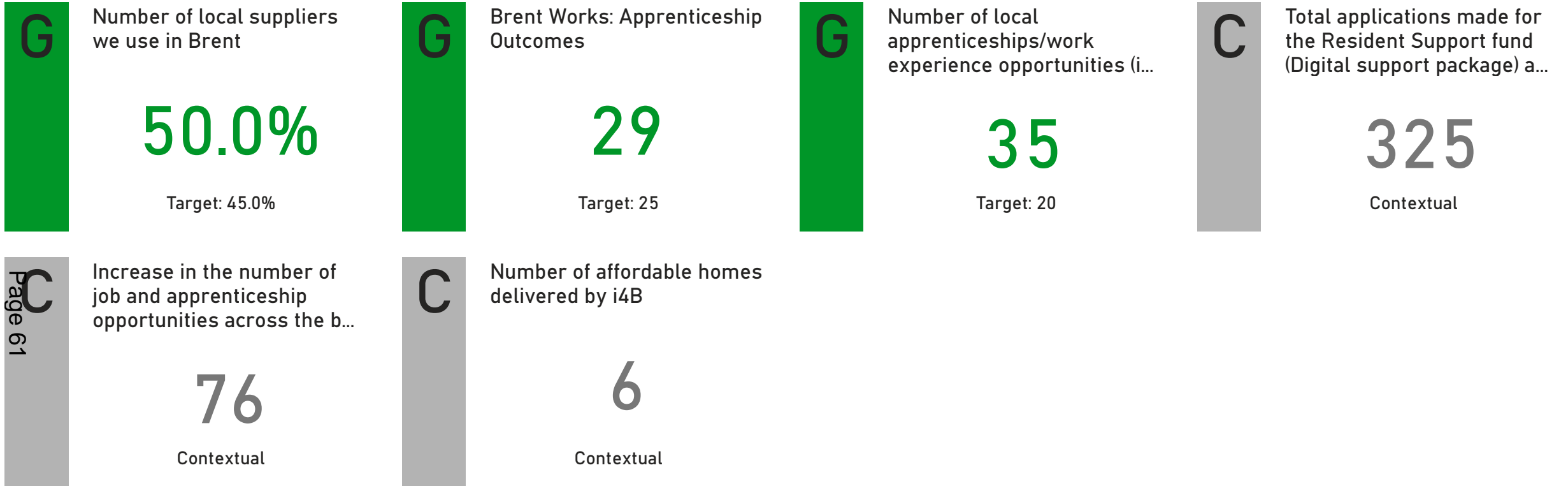
# Corporate Performance Report - 2023-24 Q2

## Prosperity and Stability in Brent



# Corporate Performance Report - 2023-24 Q2

## Prosperity and Stability in Brent



# Corporate Performance Report - 2023-24 Q2

## A Cleaner Greener Future

C

Number of homes retrofitted/receiving energy efficiency improvements vi...

0

Contextual

R

Decrease the amount of non-recyclable waste (tonnage) borough wide by ...

40,786

Target: 34,337

R

Customer reported category 2 defects repaired on time

91.8%

Target: 100.0%

G

Number of new electric vehicle charge points

142

Target: 142

Page 62

C

Number of businesses signed up to the Brent Climate Charter

2

Contextual

C

Number of businesses utilising council's new carbon foot printing tool

17

Contextual

# Corporate Performance Report - 2023-24 Q2

## Thriving Communities

G

Total number of residents attending Brent Connects meetings

0

Target: 0

G

Hours contributed toward supporting events within the community [SVEPP]

110.00

Target: 80.00

C

Increase in the number of engagement events that take place across the com...

67

Contextual

C

Total amount of funding awarded through grants

£19,500

Contextual

Page 63

C

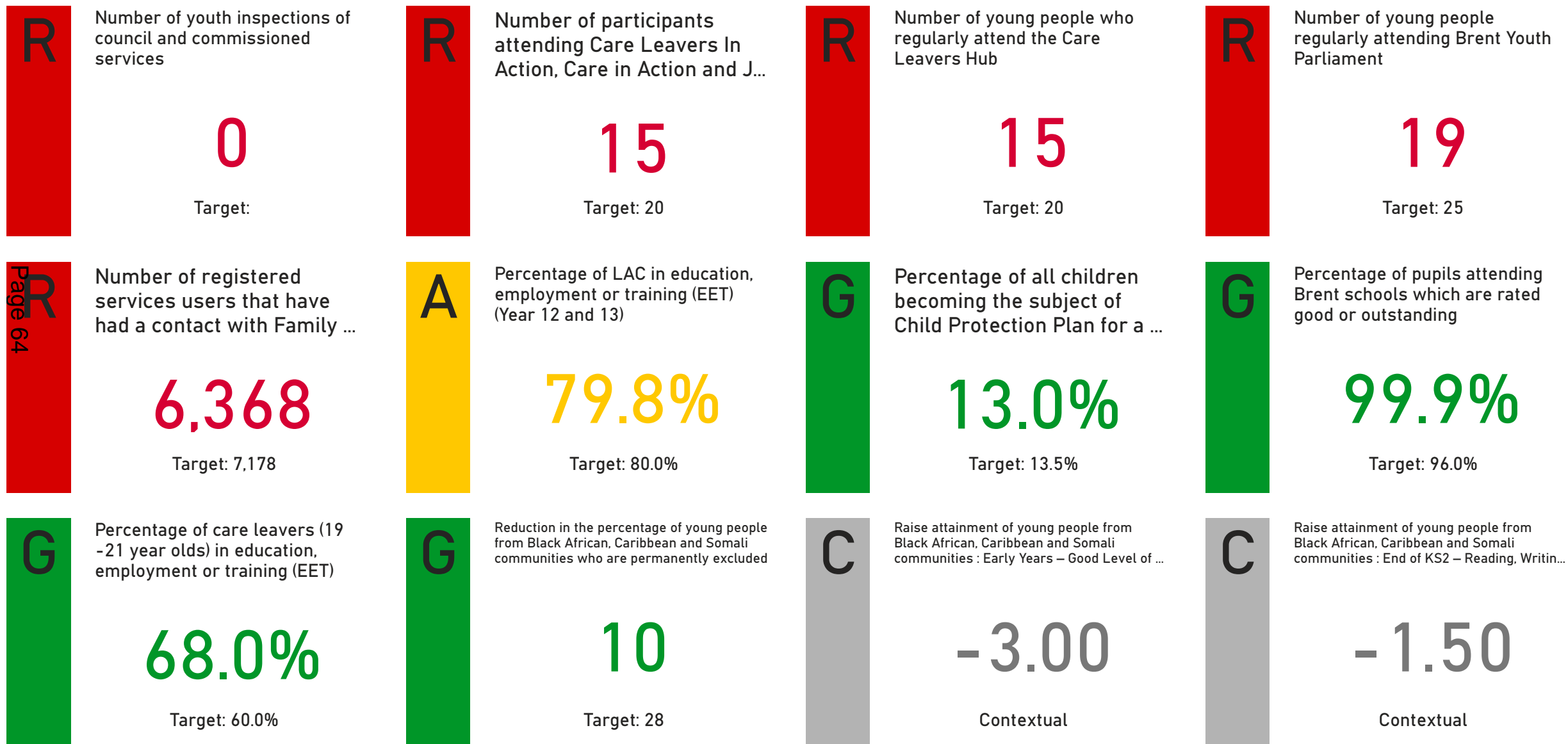
Total number of grants awarded

39

Contextual

# Corporate Performance Report - 2023-24 Q2

## The Best Start in Life



# Corporate Performance Report - 2023-24 Q2

## The Best Start in Life

C

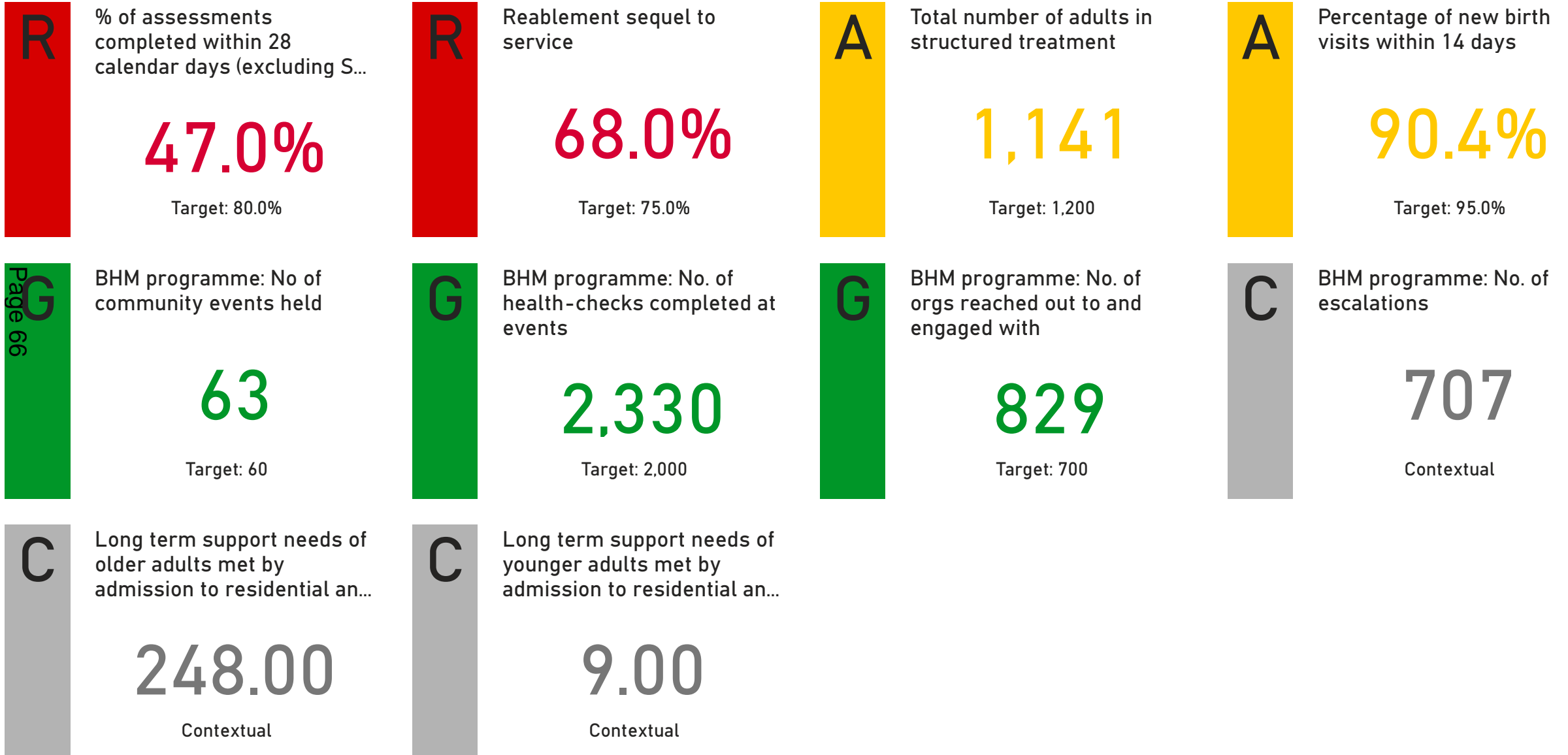
Raise attainment of young people from Black African, Caribbean and Somali communities: Year 1 – Phonics

-.30


Contextual

# Corporate Performance Report - 2023-24 Q2

## A Healthier Brent





 <b>Brent</b>	<b>Cabinet</b> 11 December 2023
	<b>Report from the Corporate Director of Resident Services</b>
	<b>Lead Member – Cabinet Member for Customers, Communities &amp; Culture (Cllr Fleur Donnelly – Jackson)</b>
<b>Uncollectable Debt: Write-Off</b>	

<b>Wards Affected:</b>	All
<b>Key or Non-Key Decision:</b>	Key
<b>Open or Part/Fully Exempt:</b> <small>(If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)</small>	Part Exempt – Appendix 1 is exempt as it contains the following category of exempt information as specified in Paragraph 3, Schedule 12A of the Local Government Act 1972, namely: "Information relating to the financial or business affairs of any particular person (including the authority holding that information)"
<b>List of Appendices:</b>	One Appendix 1: (Exempt) Uncollectable Debt Write-Off
<b>Background Papers:</b>	None
<b>Contact Officer(s):</b> <small>(Name, Title, Contact Details)</small>	Ryan Stephenson, Service Manager Revenue and Debt 020 8937 1513 <a href="mailto:ryan.stephenson@brent.gov.uk">ryan.stephenson@brent.gov.uk</a>  Peter Cosgrove, Head of Revenue and Debt 020 8937 3453 <a href="mailto:Peter.Cosgrove@brent.gov.uk">Peter.Cosgrove@brent.gov.uk</a>

## 1.0 Executive Summary

- 1.1 The purpose of the report is to inform Cabinet of the debts written off between 1 April 2023 and 30 September 2023 that exceed £20,000.00 in relation to council tax, sundry debts, adult social care client contributions, and housing benefit overpayments as detailed in the appendices to this report. The aggregate total value of these debts is £197,190.32 as set out in Appendix 1 of this report.
- 1.2 All debts selected for write-off have been pursued for collection in line with the Council's Ethical Debt Recovery Policy. This means that all avenues have been pursued and exhausted before a debt is proposed for write-off. The subsequent

write-off is then carried out in accordance with the Council's Write-Off Procedure.

## 2.0 Recommendation(s)

- 2.1 Cabinet notes the debt written off as listed in Appendix One of the report.
- 2.2 Cabinet notes a total write of £1,266,816.53 of debt for the period April 2023 to September 2023.

## 3.0 Detail

### 3.1 Cabinet Member Foreword

- 3.1.1 This report sets out the write-offs agreed by the Corporate Director Finance and Resources from April to September 2023. The write-off of debt alongside the collection of debt wherever possible is in-line with the Council's strategic priority - Prosperity and Stability in Brent. In managing its debts in this way, it complies with audit and financial management requirements.

### 3.2 Background

- 3.2.1 Eight debts over £20,000 with a total debt value of £197,190.32 were written off between 1 April 2023 and 30 September 2023. These are listed in appendix one.
- 3.2.2 Between 1 April 2023 and 30 September 2023, a total debt value of £1,266,816.53 was written off as below:

April 2023 - September 2023	
Debt Type	Amount
Adult Social Care	£6,200.61
Council Tax	£20,031.39
Housing Benefit Overpayments	£1,076,938.28
Sundry Debt	£163,646.25

**£1,266,816.53**

- 3.2.3 The Council is committed to taking all appropriate and ethical recovery action necessary before considering a debt for write off. This includes issue of dunning notices at the start of the recovery process, telephone and email engagement,

senior management dialogue with counterparts and, where necessary, legal service, court and enforcement agent action.

- 3.2.4 Despite our best endeavours, it is inevitable that a small percentage of debt will not be collected and will ultimately have to be written off. Writing off debt is standard practice and recommended as part of good budget management. The write-off procedure as formulated under financial regulation 8.3.1 is adhered to. The write-offs are reported to Cabinet in accordance with financial regulation 8.3.2 whereby write-offs over £20,000 agreed by the Director of Finance and Resources are reported to Cabinet biannually.

#### **4.0 Stakeholder and ward member consultation and engagement**

- 4.1 None

#### **5.0 Financial Considerations**

- 5.1 The bad debt provision is reviewed annually amounts identified for write off are contained within the bad debt provision assigned to Revenue & Debt.
- 5.2 Not writing-off debt would result in uncollectable debts continuing to be shown as outstanding with an inaccurate bad debt provision apportioned to these balances. Once a debt is no longer collectable it should be written off in the Council's accounts and the debt provision adjusted accordingly.

#### **6.0 Legal Considerations**

- 6.1 At present, in respect of the amounts listed there are no further implications, assets associated with the debt and associated/additional debt recovery operations will cease. Where the Council are provided with circumstantial changes or information which provides options for successful recovery, the amount will be written back onto the Council's systems and accounts for collection.

#### **7.0 Equality, Diversity & Inclusion (EDI) Considerations**

- 7.1 There are no equality act or health equality implications arising from this report.

#### **8.0 Climate Change and Environmental Considerations**

- 8.1 None

#### **9.0 Human Resources/Property Considerations (if appropriate)**

- 9.1 None

#### **10.0 Communication Considerations**

- 10.1 There are none arising directly from this report.

Related document(s) for reference:

- Debt Write-off procedure
- Ethical Debt Recovery Policy

**Report sign off:**

***Peter Gadsdon***

Corporate Director of Resident Services

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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 <b>Brent</b>	<b>Cabinet</b> 11 December 2023
	<b>Report from the Corporate Director Finance and Resources</b>
	<b>Lead Member – Deputy Leader &amp; Cabinet Member for Finance, Resources and Reform (Councillor Shama Tatler)</b>
<b>Authority to Award Contracts for the Purchase of Gas and Electricity (October 2024 to September 2028)</b>	
<b>Wards Affected:</b>	All Wards
<b>Key or Non-Key Decision:</b>	Key
<b>Open or Part/Fully Exempt:</b> <small>(If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)</small>	Part Exempt - Appendices B and C are exempt from publication in that they contain exempt information as specified in Paragraph 3, Part 1, Schedule 12A of the Local Government Act 1972, namely: "Information relating to the financial or business affairs of any particular person (including the authority holding that information).
<b>List of Appendices:</b>	Three Appendix A: Sites Supplied Through These Contracts Appendix B: (Exempt) LASER Framework Fees Comparison Appendix C: (Exempt) Forecast annual average electricity and gas prices to 2030
<b>Background Papers:</b>	None
<b>Contact Officer(s):</b> <small>(Name, Title, Contact Details)</small>	Oliver Myers Head of Environmental Strategy, Waste and Climate Action Telephone: 0208 937 5323 Email: <a href="mailto:oliver.myers@brent.gov.uk">oliver.myers@brent.gov.uk</a>  Neil Luscombe Energy Manager Telephone: 020 8937 5027 Email: <a href="mailto:neil.luscombe@brent.gov.uk">neil.luscombe@brent.gov.uk</a>

## 1.0 Executive Summary

- 1.1 This report is seeking approval from Cabinet to award a four (4) year contract to Total Energies for the supply of gas to the Council via LASER Energy

Framework Y22008 (Gas Flex 2024-2028) to cover the period of the 01/10/2024 – 30/09/2028.

- 1.2 This report is also seeking approval from Cabinet to award a four (4) year contract to Npower for the supply of Electricity via LASER Energy Framework Y22009 (Electricity Flex 2024-2028) to cover the period of the 01/10/2024 – 30/09/2028.

## **2.0 Recommendation(s)**

That Cabinet:

- 2.1 Approves entry into an Access Agreement with Kent County Council trading as LASER Energy to enable its participation and purchase of gas and electricity from their frameworks referenced in 1.1 and 1.2.
- 2.2 Approves the award of call-off contracts for the period of four (4) years via the two previously mentioned frameworks to Total Energies and Npower for the supply of gas and electricity to the Council, including corporate buildings, streetlights, housing estates' communal areas and gas to a heat network, and Borough schools who contract for energy through the Council.
- 2.3 Approves the utilisation of a Purchase In Advance (PIA) energy buying strategy to be undertaken by LASER Energy on behalf of the Council and other contracting authorities who purchase energy through the frameworks.
- 2.4 Approves the utilisation where applicable of a 'Fully Managed service (FM)' from LASER Energy as opposed to a 'Procurement Only Service Option (POSO)'.
- 2.5 Notes that, as a key part of the Council's commitment to net zero by 2030, the key objective to procure green energy is addressed in Section 8 of this report, via a 'Green Tariff' (REGOs), the 'Green Basket' energy option, and/or a Power Purchase Agreement (PPA), all of which are available via the LASER contract. All three options will be assessed based on the provision of 'additionality' i.e. additional renewal power generation and a viable business case.
- 2.6 Notes Brent's ongoing engagement with the "Renewable Power 4 London Action Plan" work stream, which aims to procure public sector energy for London Public Sector Bodies that is 100% renewable, through collaboration, with the ultimate aim of having a Power Purchase Agreement in place that Boroughs can procure renewable energy from, with the expectation that this option may become available during this next contracting period.

## **3.0 Detail**

### **Cabinet Member Foreword**

- 3.1 Brent has used LASER as its energy buying organisation since 2012. The Council's corporate buildings, street lighting, communal housing areas, and



many of Brent's schools are included in the current contract, which expires on 30<sup>th</sup> September 2024.

- 3.2 Brent Council commissioned an independent consultant (Cornwall Insight) to review the Council's energy procurement strategy and review the ability of our current energy buying organisation LASER to secure value for money. They have concluded that LASER's procurement is fit for purpose, is achieving prices significantly better than market average, and is offering a range of additional services that are proving valuable to the Council. LASER has used sound judgement in deciding when to buy tranches of energy, to outperform the market average prices.
- 3.3 Cornwall Insight's research found that for Local Authorities already supplied by LASER Energy, there is unlikely to be a material advantage to be gained from moving to another provider.
- 3.4 The Council will again be procuring at a time of ongoing high wholesale energy prices and market volatility. The same LASER strategy that we used last time (Purchase In Advance) is considered to continue to be the best option to mitigate against the risk of further energy price rises in the short-medium term to achieve significant cost avoidance. LASER require an extended buying window, so whilst our contract expires on 30<sup>th</sup> September 2024, LASER require agreement to start purchasing energy as soon as possible to mitigate for the ongoing energy price volatility.
- 3.5 There is a further recommendation in this report, to note a continuation of Brent's active engagement with the "Renewable Power 4 London Action Plan" work stream. This aims to procure energy for London public sector bodies that is 100% renewable, utilising a Power Purchase Agreement that Boroughs can use to procure renewable energy from, which is likely to become available during this next contract period.

### **Contribution to Borough Plan Priorities & Strategic Context**

- 3.6 The proposals support the Cleaner, Greener Future priority area of the Council's Borough Plan through the continued work being undertaken by Council officers in investigating with other Local Authorities in London the feasibility and sustainability of Power Purchase Agreements (PPA). In addition, Council Officers will further investigate the utilisation of the 'Green Tariff' option to purchase REGOs if they are shown in future to facilitate 'additionality' i.e. additional renewal power generation, and the 'Green Basket' energy option through the LASER Energy Frameworks if and when it becomes available in the future (the Council can change its energy option during the contract period based on currently at least six months' notice being given to LASER Energy). This would enable the Council to commit to purchase agreed volumes of sustainably generated electricity through LASER that is directly traceable to those generating the electricity.
- 3.7 The proposals support both The Best Start in Life and A Healthier Brent priority areas of the Council's Borough Plan through the ability of the Council to sign

up for possible sustainability and environmental focused workshops delivered in Borough schools. The Frameworks also include an annual social value fund of £130,000 across LASER's customers which will be used to support apprenticeships and social value initiatives (allowing the Council to target sustainability-based schemes / programmes in the Borough).

- 3.8 The proposals support the Council's Climate & Ecological Emergency Strategy's commitment to achieve net zero carbon emissions from the Council's own estate and operations by 2030. To achieve this, there are three stages: improving energy efficiency, installing renewable energy and procuring green energy for the remaining demand. Whilst the Council progresses with the first and second stages to reduce energy demand and cleaning its energy supply (with Heat Decarbonisation Plans already written for its corporate estate and schools, and an energy efficiency programme having been rolled out across 16 corporate buildings and 17 schools), the third stage is addressed in Section 8 of this report, and may be achieved where 'additionality' i.e. additional renewal power generation and a favourable business case can be achieved, via green tariffs (REGOs), the 'Green Basket' energy option, and/or PPAs, all of which are facilitated via the LASER contract.

### Background

- 3.9 The total Brent energy contract spend in the 2022/23 financial year, the forecast for the 2023/24 financial year and the projected spend calculation for the procurement period 2024-28, are as follows:

Type	Actual spend 2022/23	Forecast spend 2023/24	> Projected spend calculation 2024-28*
Corporate	£1.77m electricity + £0.46m gas = £2.23m	£2.1m electricity + £0.6m gas = £2.7m	£10.8m
Street lights	£1.47m	£1.7m	£6.7m
Housing	£1.17m electricity + £0.71m gas = £1.89m	£1.40m electricity + £1.0m gas = £2.4m	£9.44m
Schools	£1.41m electricity + £0.97m gas = £2.38m	£1.7m electricity + £1.3m gas = £3.0m	£11.9m
<b>TOTAL</b>	<b>£7.96m</b>	<b>£9.7m</b>	<b>£38.9m</b>

\*Projected spend calculation 2024-28 is based on electricity and gas prices being the same as for 2023/24, however prices are currently expected to fall considerably in future years, it is not currently known by how much.

- 3.10 The wholesale energy market has seen unprecedented levels of volatility in recent periods, leading to a significant increase in uncertainty surrounding energy prices. This volatility continues to persist in the market, posing challenges for Councils when assessing risks associated with energy procurement and supply contracts. The challenge of securing good value has become increasingly complex due to increased exposure to risks within the energy market, requiring a careful examination of procurement strategies to ensure the best outcomes for billpayers.

- 3.11 Wholesale gas and electricity markets have been dominated by concerns about gas supplies in the EU and Britain following the Russian invasion of Ukraine, with gas pricing for winter 2022-23 rising to all-time highs. Despite Great Britain not being directly connected to Russia via pipelines, the global competition for natural gas and demand from European interconnectors have exposed the country to record-breaking gas prices.
- 3.12 High gas prices have driven up electricity prices, due to the reliance on gas-fired power stations. During the winter of 2022-23, the pressure on electricity prices was intensified by nuclear capacity outages in France which meant Great Britain became a net exporter of electricity for the first time. Gas and electricity prices are expected to remain high compared to historical levels, at least until the end of this decade (2030).
- 3.13 Record high consumer bills prompted heightened levels of government intervention across Europe, the impact of which is uncertain. These range from short-term interventions such as subsidies via bills, to increased support for more fundamental reforms, under the Review of Energy Market Arrangements (REMA), such as splitting the wholesale market so renewables are priced differently from other generation types, and zonal pricing in which electricity prices are split by location to encourage development at sites where the network capacity can best support them. Winter 2022-23 was one of the warmest on record, making it difficult to assess the impact of the short-term measures, with the longer term reform in the initial stages.
- 3.14 The Council has fulfilled its energy requirements through LASER Energy's frameworks for a number of years which has enabled the Council to benefit from energy trading expertise (LASER's energy buying and trading teams purchase energy on the wholesale market on behalf of its customers such as Brent) and economies of scale as LASER's frameworks are one of the major routes to market used by Public Sector bodies in the UK. This for example has allowed the Council to enjoy prices during the current contract year that are at least 50% lower than peak market prices.
- 3.15 At present the Council has a call-off contract in place for gas and another for electricity secured through LASER Energy's current generation of frameworks. Both of these contracts expire on the 30/09/2024.
- 3.16 The call-off contracts supply the following site types:
- The Council's corporate estate (see Appendix A for a list of sites);
  - The Council's street light estate;
  - The Council's housing estate; and
  - Borough schools who contract for energy through the Council (see Appendix A for a list of sites)

### **Route to Market Analysis**

- 3.17 Though LASER Energy's frameworks are a leading route to market for Public Sector bodies Council officers were aware that the Council needed to better

explore the market and other options. To this end the Council joined a consortium with the London Boroughs of Harrow, Hillingdon, Hounslow, Waltham Forest and Surrey County Council to commission Cornwall Insight (an energy research, analytics and consulting firm) in May this year to undertake and deliver a broker options assessment.

- 3.18 Cornwall Insight presented to the Council on the 04/10/2023 their findings from energy market research to provide insight into the market landscape, trends, key players, and services offered by Third Party Intermediaries (TPIs) - also called brokers and Public Buying Organisations (PBOs) - operating in the energy market of Great Britain.
- 3.19 The number of TPIs offering energy services is substantial with some estimates indicating there to be more than 4,000 companies or individuals engaged in sourcing non-domestic energy contracts. Cornwall Insight profiles what they believe to be the most notable TPI competitors in a range of markets on an ongoing basis. They utilise their existing market knowledge, supplemented by customer interviews and information from the public domain including TPI websites, Companies House, public sector tender notices, TPI marketing material, TPI terms and conditions, social media outlets, trade press and the Utilities Intermediaries Association (UIA).
- 3.20 The public sector's collective demand for PBOs and TPIs has remained consistently high given the need to secure energy contracts in a way that ensures value for money. In recent years the public sector has also sought advice from PBOs to facilitate net zero strategies.
- 3.21 When considering a new procurement partner, a Local Authority must assess the resources needed for transitioning. Moving from one energy supplier to another can be challenging and may deter authorities if the expected benefits are minimal. Changing providers involves costs for transitioning data, training staff, and managing the overall process. These costs vary based on the complexity and support required. Despite these considerations, it is crucial to evaluate the long-term benefits and potential cost savings. This evaluation includes improved procurement efficiency, access to specialised expertise, and aligning strategies with specific Local Authority needs.
- 3.22 Selecting a dependable energy buying partner has become increasingly crucial for Local Authorities as it offers the potential to achieve cost savings and valuable guidance. With the complexities of the energy market, having a reliable TPI or PBO can make a significant difference in managing costs effectively and receiving sound advice to support decision-making processes. Overall trends towards improved regulation of the TPI market have yet to materially impact larger energy users, such as Local Authorities, but are indicative of the increased appetite for reliable and well governed energy buying partners in the non-domestic market.
- 3.23 The consortium of Local Authorities provided a Statement of Requirements (SoR) to Cornwall Insight, creating a framework against which the TPIs services were assessed. When assessing the TPI market they used a multi-step process

to filter the most suitable TPIs for selection, creating a long list, developing a shortlist, and then scoring the shortlisted offerings against the Local Authorities' SoR.

- 3.24 Cornwall Insight is an independent energy consultant and has relationships with parties across the energy market, including TPIs. Their research has been designed and carried out in a manner to ensure impartiality.
- Their research found that for Local Authorities already supplied by the PBO LASER Energy, there is unlikely to be a material advantage to be gained from moving to another provider.
  - Several other providers offer similar products, but none with features that would be expected to outweigh the disruption and cost of resourcing change.
- 3.25 Cornwall Insight recognise how useful pricing information is in the procurement process and sought to access the TPI/PBO prices. However, it was not possible to do this for each TPI/PBO. When asked, most TPIs/PBOs advised that they would not reveal pricing, even on an indicative basis. The reasons offered for why prices weren't available had a few variations, but generally the TPI/PBO advised that prices were dependent on too many variables of customer features and service, and so any pricing they provided outside of a tender process could be misleading. Secondary reasons for not sharing pricing were that due to relatively high interest rates and inflation, prices could reasonably be expected to change for any party not immediately in a position to start procurement.
- 3.26 However, Cornwall Insight advised the Council in April 2022 on LASER's performance as our incumbent PBO, which did assess how LASER executed their trading strategy on behalf of Brent, and prices achieved.
- 3.27 Cornwall Insight's analysis indicated that LASER achieved an outcome for the Council that is market-reflective. A "market-reflective" outcome represents a commercially reasonable outcome given market conditions and LASER's collective skills and capabilities.
- 3.28 Their assessment of outcomes under the PIA Strategy indicates LASER had, over the review period, typically achieved prices for the Council that are better than those which it could have achieved with a mechanistic application of the Strategy, showing LASER used sound judgement in when to buy tranches of energy to outperform the market average prices.

Price	Discount (-) or Premium (+) achieved by LASER vs. Calculated (Market average) Price (%)
PIA Gas – 2020/21	-13.2 %
PIA Gas – 2021/22	-21.8 %
PIA Electricity – 2020/21 Baseload	-23.3 %
PIA Electricity – 2021/22 Baseload	-24.5 %
PIA Electricity – 2020/21 Peak	-4.5 %
PIA Electricity – 2021/22 Peak	+10.1 %

3.29 Consequently, the proposal is for the Council to continue to meet its energy needs through LASER Energy and its new generation of frameworks.

### Supplier Selection

3.30 The awarded suppliers on the LASER Energy Framework Y22008 (Gas Flex 2024-2028) are:

- EDF;
- Npower;
- SSE; and
- Total Energies

3.31 The awarded suppliers on the LASER Energy Framework Y22009 (Electricity Flex 2024-2028) are:

- Corona; and
- Total Energies

3.32 The frameworks enable the contracting authorities to undertake further competition amongst the framework suppliers or make a direct award on the grounds of continuity of supply (one of the framework supplier's is the organisation's incumbent supplier), to the top ranked supplier on the framework, or where the supplier is the top ranked supplier against one of the framework's award criteria.

3.33 The award criteria used by LASER to award each framework and rank suppliers on the frameworks is as follows:

Award Criteria	Weighting (%)
Supplier Management Fees	15
Product Pricing	12
Billing	12
Procurement and Trading	11
Service	11
Social Value	10
Contract Management	8
Net Zero	7
Innovations	4
Supply Period	2

Volume Requirement	2
Current Portfolio Agents	2
Bureau	2
Service Options	2

3.34 With Npower and Total Energies being the Council's incumbent suppliers and the top ranked suppliers on their respective frameworks (including on price and social value) the proposal is to direct award call-off contracts to these two organisations.

### **Energy Buying Strategy**

3.35 Under the LASER Energy frameworks, the Council can select from one of three energy buying strategies which are then executed by LASER's buying and trading teams. These are:

- Purchase In Advance (PIA);
- Purchase Within Period (PWP); and
- Flex Set And Reset (FSAR)

3.36 The PIA strategy is based on the energy that is required by the Council over a 12 month period being purchased over the course of 24 months prior to this 12 month delivery / consumption period. This enables the Council to benefit from an average price and reduce the risk of a spot price which may be higher than the average market price. Additionally, the Council is protected against market increases during the 12 month delivery period and benefits from fixed rates during the delivery period.

3.37 The PWP strategy involves energy being purchased over a 24 month period but instead of all of the energy being purchased in advance of delivery roughly a quarter of the required energy is purchased during the first six (6) months of the delivery period. This results in a price for the first six (6) months of delivery which is then reconciled (positively or negatively) following the final six (6) months of energy buying the achievement of a final price. This approach would enable the Council to potentially benefit from reduced prices if the market rate falls during the first six (6) months of delivery. However, the Council would need sufficient resource and processes in place to manage reconciliation and variable billing.

3.38 The FSAR strategy operates to the same timescales as PWP but provides the Council with the facility to sell energy back before delivery if market prices fall lower than pre-agreed levels. This enables the Council to benefit from potential savings in a falling market. However as with PWP the Council would need sufficient resource and processes in place to manage reconciliation and variable billing.

3.39 Having considered the energy buying strategies available to the Council and noting the ability of the Council to change its chosen strategy during the call-off contract(s) the recommendation is to utilise a PIA strategy. The reasoning for this recommendation is as follows:

- The Council is protected against market increases during the 12 month delivery window;
- PIA provides the Council with price certainty over the course of each 12 month delivery window which enables annual budget setting in a comparatively straightforward and transparent manner; this is especially important for school sites due to their need to achieve budget certainty in advance of the start of each school year;
- PIA is a well-established approach to procuring energy which LASER have proved effective in implementing; and
- There are limited ongoing management requirements compared to other strategies (i.e., it does not require any of the ongoing monitoring of contracted position, dedicated personnel, or understanding and processing of mid-year reconciliation payments that other strategies do); again, especially important for schools who generally do not have the in-house expertise in energy contract management.

### **Pricing**

3.40 The price paid by the Council will consist of three elements:

- The cost of the energy secured by LASER Energy, which itself consists of two parts:
  - commodity (wholesale) energy prices, and
  - non-commodity tariffs, such as grid transmission and distribution costs, and government levies supporting government low carbon initiatives;
- The prices of Npower and Total Energies for the physical supply of energy, account management and other associated activities; and
- LASER Energy's framework fees which are charged per energy meter through which the Council is supplied. These fees are also subject to annual CPI increases.

3.41 A comparison between LASER's current framework fees and those which will be payable in the first year of proposed call-off contracts are set out in Appendix B (containing exempt information).

### **Service Levels**

3.42 The Council has the option of selecting between a Fully Managed service (FM) from LASER Energy or a Procurement Only Service Option (POSO). As the name suggests the selection of POSO would mean that LASER Energy only purchase energy on the Council's behalf without any further service provision. As part of a Fully Managed service LASER Energy not only purchase energy on behalf of the Council but also provide many services, all of which have proven valuable to Brent Council to date:

- Undertake price validation (energy prices are validated by LASER together with all non-energy costs such as network charges and mandatory environmental levies;



- Provide consolidated billing;
- Receive, validate and pay supplier invoices on behalf of the Council;
- Support the Council with budget accrual;
- Provides the Council with access to LASER's customer web portal where the Council can access its data such as portfolio and site details;
- Have dedicated account and customer service managers;
- Provide a query management service to the Council;
- Hold regular meetings to review account performance;
- Provide monthly account status reports; and;
- Supply monthly market outlook updates including next year price forecasting, and annual forecast tools.

3.43 Cornwall Insight's view of LASER management fees is that they are broadly within the range that they would anticipate for comparable services from a PBO. It is important to note in any case that management fees are typically only 1-2% of the total delivered energy price. Therefore, a provider's management fees are of minor price significance, compared to them achieving good wholesale prices through skilled and experienced purchasing of energy and a sound strategy.

3.44 Within PBO providers, LASER has been classified by Cornwall Insight as a 'Premium Service' provider. This means they provide the most added value services of any PBOs, with much closer ties with customers.

### **Social Value**

3.45 Through the tendering of their frameworks, LASER has secured an annual financial commitment from Npower and Total Energies of £130,000 for Social Value. This pot of money is to be split amongst LASER's customers (such as Brent) and so it is unclear at this stage how much of the pot will be allocated to the Council.

3.46 The suppliers on LASER's frameworks (such as Npower and Total Energies) are due to submit Social Value Plans to LASER in January 2024 which will detail the social value activities that they will support. However, at this stage indications are that apprenticeships and local social value initiatives will be supported.

3.47 In addition to the annual social value funding Npower in partnership with a third party (yet to be confirmed) will be delivering a limited number of workshops in customer schools over the duration of the framework. These workshops are known as 'Learn by Design'. They will be targeted at Year 6 and 7 students with the aim of fostering an interest in science, technology, engineering and mathematics. They will also have a particular focus on sustainability and environmental issues and will look at green energy generation such as solar panels and wind farms. The Council can register its interest in having workshops delivered in its schools should it choose.

#### **4.0 Stakeholder and ward member consultation and engagement**

- 4.1 In recognition of the complex nature of energy procurement, and the recommendation in the prior energy procurement Cabinet report (May 2022) 'to begin a full detailed assessment of the energy supplier options available immediately after completion of this procurement process, in consultation with stakeholders', early contact in November 2022 was made with Cornwall Insight along with several other Boroughs to begin the process for commissioning the assessment.
- 4.2 The Council's Energy Team and Cornwall Insight co-presented a meeting on 15/08/23 to the Council's representatives from finance, legal and procurement, to present the findings of the broker assessment and recommend next steps including the preferred procurement method for 2024-28.
- 4.3 This was then shared for comments with representatives from housing and schools on the 19/10/2023.

#### **5.0 Financial Considerations**

- 5.1 As set out in table 3.9, there is a £38.9m projected spend for the next 4 years. This cost includes the energy secured by LASER, the prices of Npower and Total Energies for the physical supply of energy, as well as LASER Energy's framework fees.
- 5.2 Cornwall Insight has forecast energy prices to fall steadily through to 2030, as shown in Appendix C (containing exempt information), however the longer-term outlook for gas and electricity prices is still uncertain. Therefore, the £38.9m forecast, which is based on the 23/24 forecast can be taken as a pessimistic estimate.
- 5.3 Street Lighting and Corporate services are forecast to spend £4.4m this year, against a budget of £3m. To manage this gap, £1.4m has been set aside for budget growth in the Medium-Term Financial Strategy (MTFS). A further £1.5m has been allowed for 2024/25 and 2025/26 in the MTFS. The Dedicated Schools Grant (DSG) will fund any increase in schools' energy costs. Housing related increases in energy costs will be funded within the Housing Revenue Accounts (HRA).
- 5.4 LASER has also secured an annual financial commitment from Npower and Total Energies of £130,000 for Social Value. This pot of money is to be split amongst LASER's customers (such as Brent); however it is unclear at this stage how much of the pot will be allocated to the Council and the conditions that could be placed on the funding.
- 5.5 It is important to note that huge complexity now and going forward in the energy markets, coupled with the high level of volatility and susceptibility in market shocks are expected to continue, and therefore impact any possibility to

forecast accurately. Not signing the framework agreements before the end of the existing contract will expose the Council to the volatility in the market.

## **6.0 Legal Considerations**

- 6.1 Alongside Cabinet approval to Call Off from the Frameworks set out in paragraphs 1.1 and 1.2 of this report, Officers also seek approval for Brent Council to enter into an Access Agreement with Kent County Council, trading as LASER, to enable the Council to participate in both Frameworks for the purchase of gas and electricity.
- 6.2 Officers have sought and obtained permission from the Corporate Director of Governance for the Council's use of these third party-let frameworks as required under Contract Standing Order, 86(e) (ii) (Contracts not Subject to Full Tendering Requirements).
- 6.3 Because of Contract Standing Order 86 (e), the Council does not need to conduct a tendering exercise in its own name before placing the Call Off contracts referred to in the recommendations in this report.
- 6.4 According to Regulation 86, and Regulation 33 of the Public Contract Regulations 2015, the Council is nevertheless required to follow the award procedures set out within a framework agreement for the award of a Call Off Contract.
- 6.5 The direct award procedure complies with Regulation 86 in that it reflects the award procedures set out in the LASER Framework Agreements referred to in paragraph 1 of this report. It also complies with the requirements of Regulation 33 for direct awards on a multiple supplier Framework. Therefore, any direct award made as proposed in this report will be compliant with procurement law and the Council's internal Standing Orders.
- 6.6 As detailed in paragraph 3.9, the estimated total value of the Call Off Contracts for which approval is sought is an estimated £38.9m for electricity and gas, over the four-year supply period referred to above. The electricity is the significantly higher value of the two. However, as the value for supply of gas also exceeds the relevant threshold the Call Off contract is classed as a High Value Contract under the Council's Contract Standing Orders.
- 6.7 Pursuant to Contract Standing Order 86 (e)(f), Cabinet approval is required for the award of any High Value Contract as required by paragraph 9.5 of Part 3 of the Council's Constitution.
- 6.8 If Cabinet approves the contract award decisions sought in this report, then the appropriate period must be allowed to elapse for a Call-in of the Cabinet Decision by the Overview and Scrutiny Committee, before any award decision is implemented in accordance with Contract Standing Order 14(d).

## **7.0 Equality, Diversity & Inclusion (EDI) Considerations**

- 7.1 Under Section 149 of the Equality Act 2010, the Council has a duty when exercising their functions to have 'due regard' to the need:
- To eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited under the Act;
  - Advance equality of opportunity; and
  - Foster good relations between those who share a "protected characteristic" and those who do not.
- 7.2 This is the Public Sector Equality Duty (PSED). The 'protected characteristics' are: age, disability, gender reassignment, pregnancy and maternity, marriage and civil partnership, race, religion or belief, sex, and sexual orientation.
- 7.3 The purpose of the duty is to enquire into whether a proposed decision disproportionately affects people with a protected characteristic. In other words, the indirect discriminatory effects of a proposed decision. Due regard is the regard that is appropriate in all the circumstances.
- 7.4 Officers believe that the proposals in this report do not have any adverse equality implications.

## **8.0 Climate Change and Environmental Considerations**

- 8.1 LASER Energy's new generation of frameworks offer three options to support the Council in achieving net zero through its energy purchasing: Green Tariff, Green Basket, and Power Purchase Agreements (PPAs).
- 8.2 The most straight forward option to implement and the one that will most likely have the lowest additional cost is the Green Tariff option. Under this scheme the energy supplier matches some or all of the electricity that the Council uses with renewable energy, and in turn the Council receives certificates known as Renewable Energy Guarantees of Origin (REGOs). REGOs demonstrate support for low-carbon energy, and have increasingly become seen as a mechanism to provide support to increase the build out of renewable generation in Great Britain. REGO prices have increased over recent years, and Cornwall Insight forecast them to remain at levels many multiples higher than historical norms, as demand outstrips supply in the near and medium term.
- 8.3 However, the Green Tariff (REGOs) does not yet offer traceability (the Council will not know who, where or how the energy has been generated), nor does it yet directly facilitate additional new renewable generation to be constructed (which is a key concept, called 'additionality'). REGOs are subject to potential legislative reform, which may result in significant changes to prices, and may bring them closer to creating genuine additionality. Until then, REGOs are open to accusations of 'greenwashing', and as such, Cornwall Insight advise that they may not represent an enduring means by which to purchase low carbon energy. Therefore, it is recommended that they are not bought until such time as they are shown to add additionality to renewables generation.

- 8.4 The second option is the Green Basket. Under this scheme the Council would be able to buy traceable electricity directly from renewable generators which is then delivered through the appointed energy supplier. As with the Green Tariff, the Council would receive REGOs and whilst the Green Basket does not directly lead to additional new renewable generation to be constructed, it does directly finance renewable assets. To utilise the Green Basket the Council would have to commit to an agreed volume of energy and maintain this throughout the remaining duration of the Council's call-off contract. The Green Basket would also most likely have a greater cost for the Council than the Green Tariff.
- 8.5 However, at the time of writing, due to the current and significant volatility in the energy markets, the Green Basket renewable energy option under the framework is not presently available. Nor is it known what impact this option will have on pricing. For example, generators of renewable energy from whom the Council may want to purchase traceable green energy are achieving favourable prices via the open market and so are not offering energy through the LASER frameworks at present.
- 8.6 Under the third option, direct energy generation, Power Purchase Agreements (PPAs) are a way for end-users, usually large energy users, to contract directly with at-source renewable energy generators to obtain power. These generators typically provide renewable energy from solar or wind farms. Agreements are usually contracted for longer than five years, with 15 years as a typical period.
- 8.7 The LASER frameworks enable the Council to incorporate energy generated from these separately procured renewable assets directly into the energy call-off contracts. This means that if the Council starts to procure electricity from a PPA supplier at any point during the LASER contract period, it will be added as a new component to the LASER usual monthly billing and does not need to be billed separately by the generator and, furthermore, LASER will not penalise the Council for the resulting reduction in wholesale electricity it supplies.
- 8.8 PPAs have two clear benefits. Firstly, PPAs are both genuinely zero carbon and satisfy the principle of renewable energy 'additionality' because they would not be built without the investment. Secondly, PPAs can facilitate long-term fixed energy price security with little or no upfront capital expenditure, and there is also the potential for them to achieve prices lower than that procured on the wholesale market.
- 8.9 PPAs can involve complex contract negotiations which tend to take from around six months to two years. Contract negotiations include a whole host of factors, such as specific provisions to be agreed regarding the price and the relative sharing of risk across the counterparties. Currently, a relatively small number of UK organisations have a credit rating suitable for a PPA, with this proportion likely to further shrink if the macroeconomic outlook remains poor. PPAs are more common in the USA and in the private sector, but so far are rare in the UK public sector with only one or two authorities procuring electricity in this way.

- 8.10 Brent has been actively engaged for the past two years with the Renewable Power 4 London Action Plan work stream 'Accessing or buying more affordable renewable energy', led by Islington Council, which aims to procure public sector energy for London Public Sector Bodies that is 100% renewable, through collaboration. One of the key issues for this work stream is how to navigate the complexities of multiple-organisation procurement whilst maximising the benefits of public sector collaboration. In the last energy procurement Cabinet paper (May 2022), the stated aim was to have a Power Purchase Agreement in place starting from autumn 2024 or spring 2025.
- 8.11 Much progress has been made, and a group of seven Boroughs has been formed with intentions to jointly procure a multiple-offtaker (i.e., multiple councils) PPA in the near future. The group has however more recently encountered complexities and delays with identifying the best approach to PPA procurement in what is a rapidly evolving energy procurement market.
- 8.12 Cornwall Insight has also questioned whether the current market conditions are right for the Council procuring a PPA. They state that some generators have chosen to engage with the volatile wholesale market in the near-term, seeking the benefits of record high prices rather than the security of lower longer term returns a PPA would provide them with. Aside from PPAs inherent complexity, made more so by the multiple-offtaker process, the price risk of PPAs is currently the overriding main concern. Whilst wholesale energy prices remain high, and as PPA developers will look to profit from the market situation by negotiating for correspondingly high PPA prices, the risk remains high that the Council could lock in to a PPA price for 10-15 years that would end up being higher than the wholesale market price for much of the period, after the wholesale price falls.
- 8.13 Cornwall Insight do however advise that the future outlook for PPAs is thought to be positive. Available renewable energy generation in the UK is expected to outdo demand in the medium and longer term. This could potentially expand opportunities for parties seeking a PPA.
- 8.14 The Council may therefore want to proceed with procuring electricity via a PPA during the next LASER procurement period 2024-28 subject to good progress being made with the Renewable Power 4 London Action Plan work stream and this option proving financially viable. It is therefore an advantage that LASER's frameworks are offering the potential incorporation of procured PPAs into its supply contract.
- 8.15 In addition to purchasing renewable energy, the Council can also source/purchase associated services through the frameworks with the aim of reducing energy consumption and increasing its use of renewable energy. These services include property portfolio assessments for potential projects, site surveys, education & training, demand side response services, etc.

## **9.0 Human Resources/Property Considerations (if appropriate)**

9.1 There are no Human Resources implications for Council staff arising from this report. Gas and electricity will be supplied to corporate buildings, housing estates' communal areas and gas to a heat network, and Borough schools who contract for energy through the Council (as well as streetlights). See Appendix A for the Council's corporate estate and Borough schools included.

## **10.0 Communication Considerations**

10.1 As part of the contract procurement, all schools who contract for energy through the Council with LASER have been sent an email to provide them with important information regarding the Council's proposed arrangements for the purchase of gas and electricity from October 2024 – September 2028, after the current LASER contract ends. It outlines the steps each school needs to take if it no longer wishes to be included in the Council's LASER procurement arrangements (option to opt out).

10.2 The email has also been sent to all other community schools in Brent, detailing the steps required if the school wishes to join the LASER contract from October 2024 (option to opt in).

**Report sign off:**

***Minesh Patel***

Corporate Director of Finance and Resources

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## **Appendix A: Sites Supplied Through These Contracts**

### **The Council's corporate estate**

Brent Civic Centre  
Ade Adepitan Short Break Centre  
Ealing Road Library  
Harlesden Branch Library  
John Billam Resource Centre  
Kilburn Library  
New Millennium Day Centre  
Willesden Green Library Centre  
Willow Childrens Centre  
Brent Kilburn Hub  
Brent New Enterprise Centre  
Brent Start Hillside Adult & Community Learning Centre  
Bridge Park - Unit  
Bridge Park Leisure Centre  
Designworks  
George Furness House  
Kingsbury Library Plus  
South Kilburn Housing Office  
North Wembley Sports Ground & Pavilion  
Northwick Park Sports Pavilion  
Preston Park Pavilion  
GEC Open Space Pavilion  
Gibbons Recreation Ground Sports Pavilion  
Gibbons Road Allotment Toilets  
Gladstone Park Pavilion  
John Billam Youth Sport Centre Pavilion  
King Edward VII Park Pavilion Mess Room  
King Edward VII Park Pavilion  
Kingsbury Bowling Club Green  
Mapesbury Dell  
Preston Park Bowls Pavilion  
Roundwood Park Junction Box - Longstone Avenue  
Roundwood Park Lodge Café  
Sudbury Court Sports Pavilion - East Lane  
Tokyngton Sports Pavilion  
Woodcock Park Bowling Green Pavilion  
Alperton Cemetery Chapel  
Carpenders Park Cemetery  
Paddington Cemetery  
Paddington Cemetery  
Willesden New Cemetery  
Barham Park, 660 Harrow Road  
Carlton Centre  
Gordon Brown Outdoor Centre  
Granville Centre  
Tudor Gardens 27 - 31  
8 Central Square  
Abbey Estate Community Association  
Bridge Park - Technology House  
Clock Cottage next to Kenton Grange  
Harlesden Picture Palace

Kilburn Sq Clinic  
Kilburn Square Social & Welfare - Brondesbury Road  
Marsh Road  
Mess Room, Clock Cottage next to Kenton Grange  
Metropolitan Police Safer Neighbourhood Unit  
Morland Gardens - Stonebridge Centre  
Woodhouse Urban Park  
Public Convenience - Bridge Road Allotments  
Public Convenience - Elm Road  
Public Convenience - Empire Way  
Public Convenience - Oakington Manor Drive  
Public Convenience - Silver Jubilee Park  
Public Convenience - St Johns Car Park  
Public Convenience - Sudbury & Harrow Road Station  
Public Convenience - Tavistock Road  
Public Convenience - Townsend Lane Allotments  
AQ monitoring station - John Keble School Portacabin  
Gladstone Park Tennis Court  
The Floodlight Unit, Gladstone Park, Kendal Road  
Willesden Outdoor Market

### **Borough schools who contract for energy through the Council**

Ashley College  
Brent River College  
Brentfield Primary School  
Byron Court Primary School  
Carlton Vale Infant School  
Chalkhill Primary School  
Christ Church CofE Primary School  
College Green Nursery School & Services  
Convent of Jesus and Mary RC Infant School  
Curzon Nursery School & Family Wellbeing Centre  
Elsley Primary School  
Fawood Nursery School & Family Wellbeing Centre  
Fryent Primary School  
Harlesden Primary School  
JFS  
Kingsbury Green Primary School  
Leopold Primary School  
Lyon Park Primary School  
Malorees Infant School  
Mitchell Brook Primary School  
Mora Primary School  
Mount Stewart Infant School  
Newfield Primary School  
Northview Primary School  
Oliver Goldsmith Primary School  
Park Lane Primary School  
Preston Park Primary School  
Roe Green Infant School  
Sinai Jewish Primary School  
St Mary's RC Primary School  
The Kilburn Park School Foundation

The Stonebridge School  
Uxendon Manor Primary School  
Wembley Primary School  
Wykeham Primary School  
Alperton Community School  
Furness Primary School  
Our Lady of Grace RC Infant and Nursery School  
Our Lady of Grace Catholic Junior School  
St Andrew and St Francis CofE Primary School  
St Margaret Clitherow RC Primary School  
Chrysalis Multi Academy Trust (Sudbury Primary School)  
The Village School (Compass Learning Partnership)

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 <p style="font-size: 24pt; font-weight: bold; margin-top: 10px;">Brent</p>	<p style="font-weight: bold; margin: 0;">Cabinet</p> <p style="margin: 0;">11 December 2023</p>
	<p style="font-weight: bold; margin: 0;">Report from the Chief Executive</p>
	<p style="font-weight: bold; margin: 0;">Lead Member – Deputy Leader &amp; Cabinet Member for Finance, Resources &amp; Reform (Councillor Shama Tatler)</p>
<p style="font-weight: bold; margin: 0;">Appointment of Chair to the i4B Holdings Ltd and First Wave Housing Ltd Boards</p>	

<b>Wards Affected:</b>	All
<b>Key or Non-Key Decision:</b>	Key
<b>Open or Part/Fully Exempt:</b> <small>(If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)</small>	Open
<b>No. of Appendices:</b>	None
<b>Background Papers:</b>	None
<b>Contact Officer(s):</b> <small>(Name, Title, Contact Details)</small>	Sadie East Director of Transformation Tel: 020 8937 1507 Email: <a href="mailto:Sadie.East@brent.gov.uk">Sadie.East@brent.gov.uk</a>

## 1.0 Executive Summary

1.1 This report recommends the proposed appointment of Andrew Hudson, to the position of Chair to the board of the Council's two wholly owned housing companies, i4B Holdings Ltd and First Wave Housing Ltd.

## 2.0 Recommendations

2.1 That Cabinet agrees that Andrew Hudson is appointed to the position of Chair for i4B and FWH for a term of three years.

2.3 That Cabinet notes that Martin Smith will stand down as Chair of i4B and FWH as of 31 December 2023.

## 3.0 Cabinet Member forward

3.1 I am pleased to recommend Andrew Hudson be appointed as Chair of i4B Holdings Ltd and First Wave Housing Ltd, following a competitive search and

selection process. i4B and First Wave Housing contribute to Borough Plan Strategic Priority 1 – Prosperity and Stability in Brent, as part of the Council's work to deliver safe, secure and decent housing.

3.2 I would also like to express thanks to Martin Smith for his work for Brent's housing companies over the past seven years.

#### **4. Background**

4.1 The Council has two wholly owned housing companies: i4B Holdings Ltd (i4B), an investment company set up to own and manage private rented sector properties, and First Wave Housing Ltd (FWH), a registered provider of social housing.

4.2 Brent Council is the sole Shareholder for i4B, and the sole Guarantor for FWH. The Board has the same membership for both i4B and FWH and is made up of a Chair and four directors, including two senior Council officers, an independent Chair and Director, and one Councillor. Any removal or appointment of Board members for the companies is a Cabinet decision as Shareholder/Guarantor of the companies.

4.3 The current Board membership is:

- Martin Smith – Independent Chair (appointed 21 December 2016)
- Peter Gadsdon – Corporate Director, Resident Services, Brent Council (appointed 16 December 2016)
- Melanie Smith – Director of Public Health, Brent Council (appointed 19 July 2023)
- Akintoye Dorowoju – Independent non-executive director (appointed 1 May 2018)
- Councillor Saqib Butt (appointed 23 November 2020)

4.4 Martin Smith will step down as chair of i4B and FWH on 31 December 2023. Andrew Hudson is the recommended candidate following a comprehensive search and selection process which included a final panel interview with the Chief Executive, Corporate Director of Finance & Resources and Deputy Leader.

#### **5.0 Stakeholder and ward member consultation and engagement**

5.1 N/A.

#### **6.0 Financial Considerations**

6.1 The remuneration for the post is £18,000 per annum. This has been benchmarked against other comparable non-executive Chair roles. The Chair's remuneration will be funded by the companies.

## **7.0 Legal Considerations**

7.1 As sole Shareholder for i4B and the sole Guarantor for FWH, the Council has an important role in providing strategic direction for the companies and retains control of key decisions. Cabinet is the strategic supervisory body with ultimate responsibility for ensuring governance of the companies and the power to appoint and dismiss Directors and the Company Secretary are reserved to Cabinet. Cabinet therefore has the power to agree the Recommendations contained in this report.

## **8.0 Equality, Diversity & Inclusion (EDI) Considerations**

8.1 There are none.

## **9.0 Climate Change and Environmental Considerations**

9.1 There are none.


## **10.0 Communication Considerations**

10.1 Once the new Chair has taken up post, details will be registered with Companies House and Brent's website will be updated.

**Report sign off:**

**Kim Wright**  
Chief Executive

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 <b>Brent</b>	<b>Cabinet</b> 11 December 2023
	<b>Report from the Interim Corporate Director of Communities and Regeneration</b>
	<b>Lead Member - Cabinet Member for Regeneration, Planning &amp; Growth (Councillor Shama Tatler)</b>
<b>Brent Infrastructure Funding Statement 2022/23</b>	

<b>Wards Affected:</b>	All Wards
<b>Key or Non-Key Decision:</b>	Key
<b>Open or Part/Fully Exempt:</b> <small>(If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)</small>	Open
<b>List of Appendices:</b>	One Appendix A: Brent Infrastructure Funding Statement 2022/23
<b>Background Papers:</b>	None
<b>Contact Officer(s):</b> <small>(Name, Title, Contact Details)</small>	Martin Holley Infrastructure Planning Team Leader 020 8937 4811 <a href="mailto:martin.holley@brent.gov.uk">martin.holley@brent.gov.uk</a>

## 1.0 Executive Summary

- 1.1 This report introduces the Council’s fourth Infrastructure Funding Statement (IFS), which has been prepared in line with the Community Infrastructure Levy (CIL) Regulations (amended 2019).
  
- 1.2 The Annual Infrastructure Funding Statement outlines how much CIL and S106 income the council has received for the previous year, what it has been spent on and future spending priorities must be published each year by 31st December. Reporting on CIL and S106 in this way allows our communities to have a better understanding of how developer contributions have been used to deliver infrastructure in Brent.

## 2.0 Recommendation(s)

- 2.1 To agree for publication online of the Infrastructure Funding Statement 2022/23, set out in Appendix A.

## **3.0 Detail**

### **3.1 Cabinet Member Foreword**

3.1.1 The Infrastructure Funding Statement (IFS) is an opportunity for the Council to showcase its great work in collecting CIL and S106 monies and the wide variety of infrastructure projects that this money has been allocated to across the borough. The IFS demonstrates the benefits of development within the borough through the projects that we are undertaking or enabling to facilitate growth identified in the Brent Local Plan which benefits all communities.

3.1.2 It is important to note that the money received from CIL and S106 cannot be spent on regular council business and the criteria for use is set out by legislation. In a climate where funding for local government is uncertain, the Government needs to fund the sector better.

3.1.3 The IFS demonstrates through its Neighbourhood CIL project allocations how the Council is consistent with the Thriving Communities Priority 3: Desired Outcome 1 of 'Enabling our Communities' of the Borough Plan. The Council works with and encourages communities to come together and bid for NCIL contributions for projects to improve the community and support growth.

#### **Link to Borough Plan priorities and other corporate policies**

3.1.4 The Borough Plan includes commitments to providing affordable housing, tackling climate change, air quality, employment and training, skills and education.

3.1.5 The IFS demonstrates how the Council is meeting these Strategic Priorities through the approval of affordable housing and showcasing the collection and subsequent allocation of Affordable Housing and Carbon Offset contributions to projects around the borough, improving the lives of current and future residents.

3.1.6 The IFS also links to and aligns with the priorities and ambitions of a number of other Council plans and policies including:

- Affordable Workspace Strategy
- The Brent Local Plan
- Climate and Ecological Emergency Strategy
- Inclusive Growth Strategy
- Long term Transport Strategy

### **3.2 Background**

3.2.1 The Council has been collecting the borough's Community Infrastructure Levy (CIL) since July 2013. CIL is a levy applied to most developments granted planning permission that commence and is to help deliver the infrastructure needed to support the development of the area. CIL is also important in demonstrating to communities the benefits that new development can bring,

including through key infrastructure projects, place-making and local improvements.

- 3.2.2 This is the Council's fourth Annual Infrastructure Funding Statement (IFS), and it covers the financial year 2022/23. It has been prepared in line with the Community Infrastructure Levy (Amendment) Regulations 2019 and covers income and expenditure relating to CIL, Section 106 (S106) planning obligations and s278 highways agreements.
- 3.2.3 It also, where possible, sets out future spending priorities on infrastructure in line with the growth identified in the Brent Local Plan, Borough Plan, Capital Pipeline and Long-Term Transport Strategy.
- 3.2.4 A programme of capital expenditure, and Strategic CIL will be used to invest in infrastructure which will help to support the growth and development of the Borough, and help residents, in accordance with Borough priorities. Indicative areas of spend and items of infrastructure will be set out in the forthcoming Infrastructure Delivery Plan (IDP). This will consider short, medium and long-term projects and will help guide decisions on future SCIL allocations. CIL is allocated within the framework of the Council's capital programme governance arrangements.
- 3.2.5 The borough CIL receipts can be broken down into three portions – the Strategic CIL, the Neighbourhood CIL and the Administration CIL. A Mayoral CIL of £60 per sqm is collected as well and passed on to Transport for London (TfL) on a quarterly basis. The borough keeps 4% of this levy for administrative purposes. All London Boroughs are subject to this levy, with the money used to fund the Elizabeth Line.
- 3.2.6 Strategic CIL must be used to fund the improvement or replacement of infrastructure (e.g., education, transport facilities, medical facilities, schools, sporting and open space/recreation facilities) that supports growth in the borough. Whilst it cannot be used to resolve pre-existing deficiencies, it can secure improvements to existing infrastructure if it is shown that this supports development.
- 3.2.8 The Council also enters into S106 agreements with developers - a mechanism which makes a development proposal acceptable in planning terms. S106 agreements are focused on site-specific mitigation of the impact of development such as securing affordable housing or requiring improvements to an access road. CIL, on the other hand, is designed to raise funds for infrastructure needed generally as a result of an increase in development in an area and is spent on infrastructure projects across the borough.
- 3.2.9 The IFS is a statement of spend as required by the regulations and not a statement on the allocation process of CIL and S106.

### ***Summary of CIL performance in 2022/23***

- 3.2.10 The IFS 2022/2023 is set out at Appendix A of this report.

3.2.11 Brent CIL is made up of Strategic CIL (SCIL), Neighbourhood CIL (NCIL) and CIL Admin. A summary of Brent CIL receipts, allocation and expenditure for 2022/23 is set out below:

Table 1: Total Brent CIL receipts 2022/23

<b>Brent CIL item</b>	<b>Total receipts</b>
The total value of BCIL set out in all demand notices (issued when a planning permission provides a commencement date) issued in 2022/23*	<b>£29,660,731.13</b>
The total amount of SCIL received	£21,016,432.98
The total amount of NCIL received	£3,955,491.59
The total amount of BCIL Admin received	£1,314,311.84
<b>Total BCIL receipts received</b>	<b>£26,286,236.41</b>

\* These may not all be due to be paid in the same financial year as the financial year in which they are issued.

### **Strategic CIL performance in 2022/23**

3.2.12 In 2022/23 SCIL was allocated to the following infrastructure items:

Table 2: Total SCIL allocated in 2022/23

<b>Infrastructure project</b>	<b>SCIL Allocation</b>	<b>Ward</b>
Carlton Vale Boulevard	£1,951,162.00	Kilburn
Grand Union Canal Bridge	£6,855,000.00	Alperton
Harlesden Library	£559,100.00	Harlesden & Kensal Green
New Community Café and External Amenity Space as part of the Stonebridge Redevelopment	£102,427.26	Stonebridge
New Community Centre as part of the Brent Indian Community Centre Redevelopment	£2,479,770.31	Willesden Green
New Community Centre as part of the Learie Constantine Centre Redevelopment	£2,643,445.04	Willesden Green
New Community Facility as part of the Preston Community Library Redevelopment	£1,015,684.77	Preston
Wembley Hostile Vehicle Measures	£413,000.00	Tokington
Wembley Transport Improvements	£900,000.00	Tokington
<b>Total SCIL allocated</b>	<b>£16,919,589.38</b>	

3.2.13 In 2022/23 SCIL was spent on the following infrastructure items:



Table 3: Total SCIL expenditure in 2022/23

Infrastructure project	SCIL Expenditure	Ward
Wembley North End Road (Wembley Transport Improvements)	£57,837.50	Tokington
Harlesden Library Redevelopment	£409,432.59	Harlesden & Kensal Green
<b>Total SCIL expenditure</b>	<b>£467,270.09</b>	

3.2.14 A summary of SCIL at the end of the reported year:

Table 4: SCIL at the end 2022/23

CIL Type	Total Unallocated	Total allocated	Total Unspent*
SCIL	£66,955,093.20	£55,922,668.67	£122,877,761.87

*\*Unspent is money which is yet to be allocated along with money that has been allocated and has yet to be drawn down by the projects to which it is allocated.*

### **Neighbourhood CIL performance in 2022/23**

3.2.15 For the reported year **£3,955,491.59 of NCIL** was collected.

3.2.16 **£3,084,850.45** was spent on projects during the same period.

3.2.17 The Council approved 58 projects for NCIL funding to deliver a variety of infrastructure projects across the borough. The projects and allocated NCIL amounts, along with NCIL spend are outlined in Appendix 1 of the Infrastructure Funding Statement.

Table 5: NCIL position at the end of 2022/23

CIL Type	Total Unallocated	Total allocated	Total Unspent*
NCIL	£8,701,438.53	£3,810,953.16	<b>£12,512,391.69</b>

*\*Unspent is money which is yet to be allocated along with money that has been allocated and has yet to be drawn down by the projects to which it is allocated.*

### **Summary of S106 performance in 2022/23**

3.2.18 During the reported year, 18 S106 agreements and one Unilateral Undertaking were negotiated which are outlined in paragraph 3.1.2 of the IFS.

Table 6: S106 Receipts

Regulation Requirement	S106 Amount
The total amount of money to be provided under any planning obligations which were entered into during 2022/23	£6,636,639.00*
The total amount of money under any planning obligations which was received during 2022/23	£3,675,994.83
The total amount of money under any planning obligations which was collected in years previous to 2022/23 and carried forward into 2022/23 which has not been allocated by the authority prior to 2022/23	£7,616,864.73

\* Subject to index linking and future calculations for Carbon Offsetting and Affordable Housing

Table 7: Summary of S106 allocation and expenditure

Name of project	S106 expenditure
The total amount of money (received under any planning obligations) which was allocated but not spent during 2022/23 for funding infrastructure	£2,421,109.64
The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend)	Spent by Brent: £5,876,828.09 Transferred to TfL: £0 <b>Total: £5,876,828.09</b>

3.2.19 The total amount of money received (under any planning obligations) during any year which was retained at the end of 2022/23 is **£15,015,842.76**. Table 8 shows the breakdown of these funds. Appendix 2 of the IFS shows the projects which had S106 money allocated to them in 2022/23.

Table 8: S106 position at the end of 2022/23

Total Unallocated S106 Funds	Total Allocated S106 Funds	Total Unspent*
£1,966,606.58	£13,049,236.18	<b>£15,015,842.76</b>

*\*Unspent is money which is yet to be allocated along with money that has been allocated and has yet to be drawn down by the projects to which it is allocated*

3.2.20 For non-monetary contributions – **462** affordable housing units were secured. The names of the schemes along with the number of affordable housing units secured are in Table 11 of the IFS.

3.2.21 During 2022/23 the Council entered into six s278 highways agreements. The associated developments along with the description and value of these highway works are outlined in Table 14 of the IFS.

### ***Future spending priorities***

- 3.2.22 The Brent Local Plan outlines proposals to accommodate development in the borough up to 2041. Over this time, the borough will continue to see a significant increase in its population, similar to levels seen over the last 20 years. This will require a substantial number of new homes, jobs and associated physical and social infrastructure.
- 3.2.23 To support this, a programme of capital expenditure, and Strategic CIL will be used to fund, in part or full, some of these items, which are outlined in the Infrastructure Delivery Plan (IDP), and which meet Borough priorities.
- 3.2.24 The Council will continue to focus the spending of CIL and s106 receipts on essential infrastructure to support the level of growth outlined in the Local Plan and the projects identified in the IDP. It will do this jointly with partners through effective and ongoing engagement ensuring key infrastructure is delivered at the right time and in the right place to support growth and development.
- 3.2.25 SCIL funds have matured over a number of years, prudent financial practice and good future infrastructure planning demands that the fund is judiciously allocated over time. This allows for important infrastructure coming forward in the future to be funded. In view of this, the Council is currently updating its IDP to help with the future planning of infrastructure across the borough ensuring it aligns with the growth anticipated to come forward in the Local Plan and Borough priorities. This provides transparency to residents, members, infrastructure providers and the wider development industry on the type of infrastructure required to support long-term growth and development of the borough.
- 3.2.26 It is important to highlight that although a significant amount of SCIL has been collected over the past couple of years, the Council has nevertheless secured a significant amount of infrastructure investment through other mechanisms. These include planning consents, infrastructure provided within developments and funding for infrastructure secured via s106 legal obligations. Infrastructure has also been secured through work that has been undertaken with partners such as the Department for Education and TfL.

### **Next steps**

- 3.2.27 Following Cabinet, if agreed, the IFS will be published online at:

<https://www.brent.gov.uk/planning-and-building-control/planning-policy-and-guidance/community-infrastructure-levy-and-section-106#howcilisspent>

## **Alternative Options Considered**

3.2.28 The requirement to produce an Annual Infrastructure Funding Statement is set out in the amended CIL regulations (2019). The Council must prepare an IFS for 2022/23 and publish it online before 31<sup>st</sup> December 2023. For these reasons, no alternative options have been considered.

### **4.0 Stakeholder and ward member consultation and engagement**

4.1 Quarterly reporting on infrastructure priorities and projects as well as CIL and S106 expenditure and income has been provided to the Cabinet Member for Regeneration, Planning & Growth over the financial year, providing clear links back to decisions, which in turn help to deliver priorities and objectives of the Brent Local Plan and other Borough priorities. The IFS 2022/23 was presented to the Cabinet Member on 30<sup>th</sup> October 2023.

### **5.0 Financial Considerations**

5.1 There are no financial implications as a result of this report.

### **6.0 Legal Considerations**

6.1 The CIL Regulations (as amended, 2019) require local planning authorities to produce an Annual Infrastructure Funding Statement and publish it each year by 31<sup>st</sup> December. It will include:

- The total value of CIL set out in all demand notices issued in the reported year;
- The total amount of CIL receipts for the reported year;
- The total amount of CIL receipts, collected by the authority before the reported year but which have not been allocated;
- The total amount of CIL receipts, collected by the authority before the reported year and which have been allocated in the reported year;
- The total amount of CIL expenditure for the reported year; and
- The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year.

6.2 In relation to CIL expenditure for the reported year, summary details of:

- The items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;
- The amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part); and
- The amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation.

6.3 In relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure

on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item.

- 6.4 The Statement must address CIL collection and spend, infrastructure projects and S106 collection and spend.

## **7.0 Equality, Diversity & Inclusion (EDI) Considerations**

- 7.1 The public sector equality duty set out in Section 149 of the Equality Act 2010 requires the Council, when exercising its functions, to have due regard to the need to eliminate discrimination, harassment and victimisation and other conduct prohibited under the Act, and to advance equality of opportunity and foster good relations between those who share a protected characteristic and those who do not share that protected characteristic. The protected characteristics are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

- 7.2 The infrastructure projects have been established as part of the evidence work to support the Brent Local Plan which has been subject to Equality Impact Assessment. This has informed the policies and projects including analysis of potential alternatives, to seek to reduce adverse impacts and wherever possible improve the outcomes for those with protected characteristics and the social, economic and environmental outcomes of the Plan.

## **8.0 Climate Change and Environmental Considerations**

- 8.1 The IFS demonstrates Brent's commitment to the Brent Climate & Ecological Emergency Strategy through showcasing the use of CIL and S106 allocations which meet the Key Themes of the document, in particular:

- Key Theme 2 - '1. Supporting and Encouraging Active Travel' through the Chevening Road School Street Feasibility S106 project;
- Key Theme 3 - '1. Improving Energy Efficiency' through the CO2GO Pot 1 & 2 S106 projects;
- Key Theme 4 - '1. Enhancing Green Spaces and Biodiversity' through the Leybourne Open Space S106 project; and
- Key Theme 5 – '3. Brent Carbon Offset Fund' through the collection of Carbon Offset S106 contributions throughout the financial year.

## **9.0 Human Resources/Property Considerations (if appropriate)**

- 9.1 There are no Human Resources/Property implications as a result of this report.

## **10.0 Communication Considerations**

- 10.1 The IFS will be published on the Brent Council website before 31<sup>st</sup> December 2023 as required by the CIL regulations (as amended, 2019).

**Report sign off:**

***Alice Lester***

Interim Corporate Director of Communities and  
Regeneration

# **Brent Infrastructure Funding Statement**

**2022/2023**



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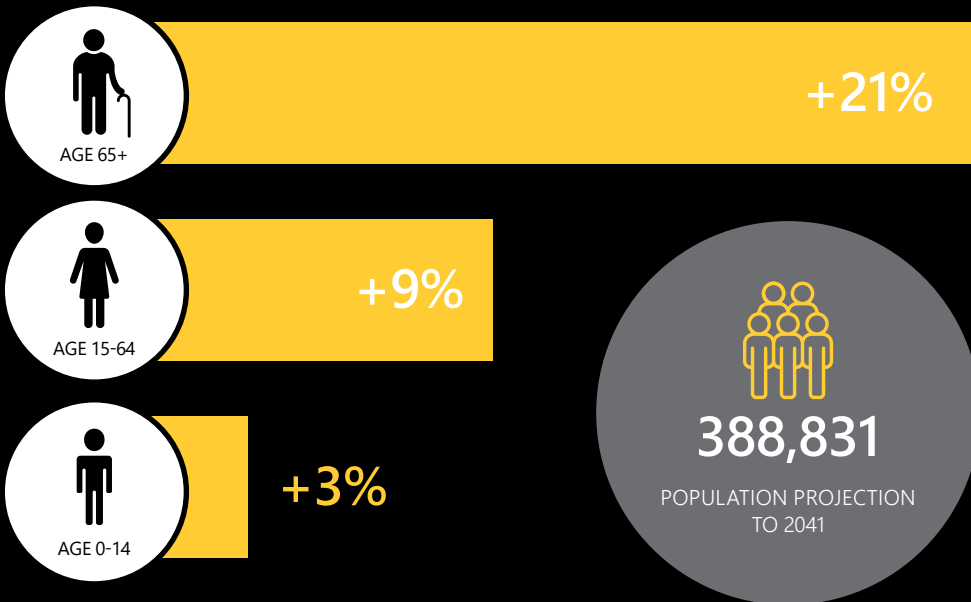
# BOROUGH PROFILE



POPULATION OF  
BRENT **339,800**

A RISE OF **9%**  
SINCE 2011  
CENSUS

## CHANGE BY AGE 2011-21



**388,831**  
POPULATION PROJECTION  
TO 2041

**20,000**  
CHILDREN AGED 0-4  
▼ **11%**  
2011-21

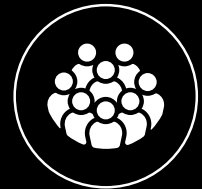
**40,700**  
CHILDREN AGED 5-14  
▲ **11%**  
2011-21



**5th largest** London  
borough by population



**118,600** households - 8%  
increase since 2011



**7,859** people per square  
kilometre. 14th highest  
population density in London



**24**

UNDERGROUND/  
OVERGROUND STATIONS



**2**

NATIONAL RAIL STATIONS



**18**

OUTSTANDING SCHOOLS



**100**

PARKS INCLUDING  
RECREATION AND SPORTS  
GROUNDS

# **1. Introduction**

# 1.1

## Overview

- 1.1.1 Brent has the 5th largest population in London with a population of 339,800 and is the 6th largest borough by area. It is projected to grow by at least 17% and reach 388,831 people by 2041.
- 1.1.2 The Brent Local Plan outlines an ambitious strategy to accommodate development in the borough to 2041. To support this growth, significant investment in infrastructure will be required.
- 1.1.3 An Infrastructure Delivery Plan (IDP) supports the Local Plan. It sets out short, medium and longer-term infrastructure requirements to address growth needs. The IDP will be used to support the allocation of Community Infrastructure (CIL) and Section 106 (S106) funding.
- 1.1.4 It is important to note that the CIL and S106 financial contributions collected and presented in this Infrastructure Funding Statement have all been generated as a result of development schemes being delivered in the borough, which in turn is invested back into the borough to enable and support further growth and regeneration. This statement highlights the circular benefits of regeneration and development.

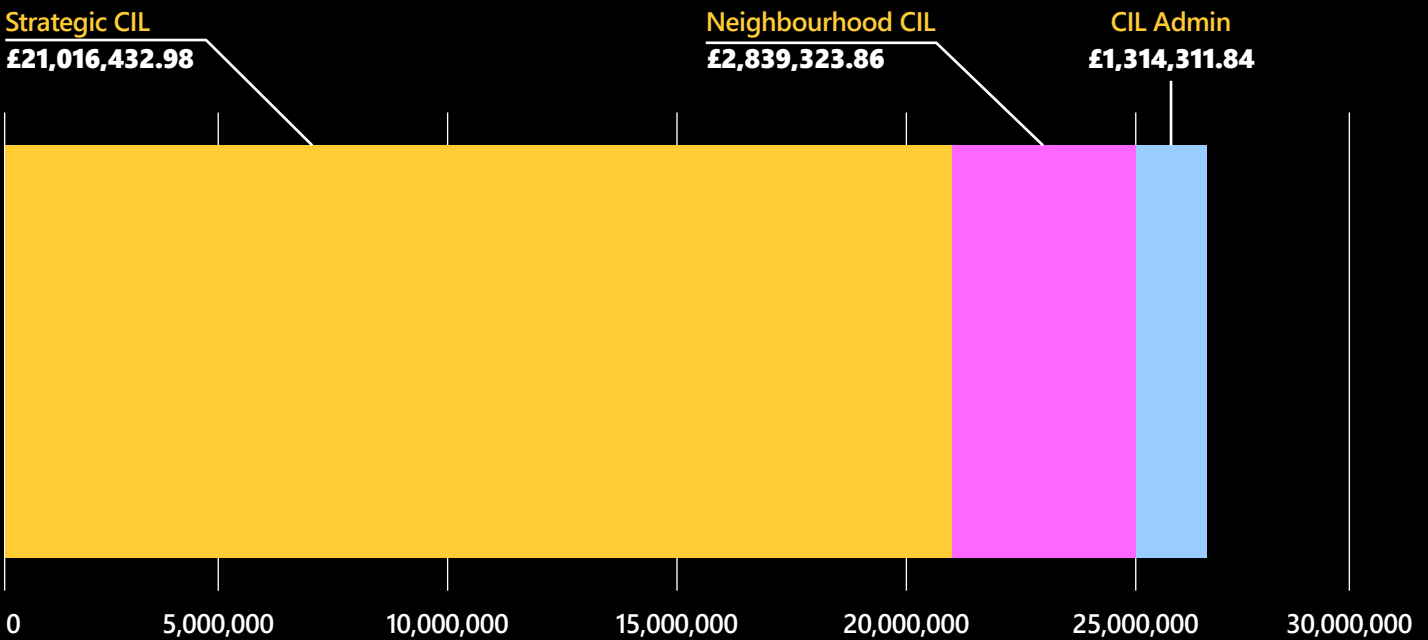
## The Infrastructure Funding Statement

- 1.1.5 This is the council's fourth Annual Infrastructure Funding Statement (IFS) and it covers the financial year 2022/23. It has been prepared in line with the Community Infrastructure Levy (Amendment) Regulations 2019 and covers income and expenditure relating to CIL, S106 obligations and S278 highways agreements for the financial year 2022/23. It sets out what infrastructure has been delivered to date via CIL and S106 planning obligations. It also, where possible, sets out future spending priorities on infrastructure in line with the growth identified in the Brent Local Plan, Borough Plan, Capital Pipeline and Long Term Transport Strategy.
- 1.1.6 The council uses S106 obligations and CIL to support development and mitigate its impacts and maximise the benefits and opportunities from growth to deliver the priorities of the Borough Plan (the council's Corporate Plan) and the Brent Local Plan.
- 1.1.7 The IFS is a statement of spend as required by the regulations and not a statement on the allocation process of CIL and S106. CIL is allocated within the council's Capital Programme governance arrangements. The programme has regard to the corporate strategies listed in the Borough Plan, Black Community Action Plan, Poverty Commission Action Plan, Inclusive Growth Strategy, Climate & Ecological Emergency Strategy and the Long Term Transport Strategy. The Capital Pipeline, Local Plan and IDP are intrinsically linked to this with any project seeking a CIL allocation required to go to the Capital Programme Board. Any project seeking a CIL allocation of more than £250,000 is then required to go to Cabinet for final approval.
- 1.1.8 The IFS will help communities and developers to understand how the level of growth outlined in the Local Plan can deliver tangible outcomes and investment in infrastructure projects such as new public realm, health facilities, schools, transport and open space that will support long-term growth and development of the borough.

# **2. Community Infrastructure Levy (CIL)**

# COMMUNITY INFRASTRUCTURE LEVY

## CIL COLLECTION BREAKDOWN 2022-23



**£26,286,236.41**

Total amount of Borough CIL collected in 2022-23

**£467,270.09**

Total amount of SCIL spent in 2022-23

**£3,084,850.45**

Total amount of NCIL spent in 2022-23

## ALLOCATIONS IN 2022-23 | PROJECTS APPROVED FOR FUNDING

Strategic CIL

**£16,919,589.38.00**

Allocated across nine SCIL projects

Neighbourhood CIL

**£1,929,401.42**

Allocated across 58 NCIL projects

## 2.1 Overview

- 2.1.1 The council has been collecting the borough's Community Infrastructure Levy (CIL) since July 2013.
- 2.1.2 CIL receipts can be broken down into three distinctive portions – the Strategic CIL (SCIL), the Neighbourhood CIL (NCIL) and the Administration CIL. In addition, all London Authorities are required to collect a Mayoral CIL (MCIL). This is set by the Mayor of London and is required to be passed on to TfL on a quarterly basis to pay for the Elizabeth Line.

**Table 1: CIL portions description**

Portion	% of receipts	Process
Brent Strategic CIL	70% plus	Spend decided by the council according to its strategic infrastructure priorities. Spend must support development in Brent, although does not have to be spent by Brent
Neighbourhood CIL	15% to neighbourhoods or 25% where a neighbourhood plan is in place	A round of bids inviting communities to suggest projects for NCIL funding
CIL Administrative expenses portion	Up to 5%	Spend applied to administrative expenses for collection and enforcement in line with legal restrictions on the use of this funding
Mayoral CIL Administrative expenses portion	Up to 4% of MCIL received	

- 2.1.3 Strategic CIL must be used to fund the improvement or replacement of infrastructure (e.g. education, transport facilities, medical facilities, schools, sporting and open space/recreation facilities) that supports growth in the borough. Whilst it cannot be used to resolve pre-existing deficiencies, it can secure improvements to existing infrastructure if it is shown that this supports development and this request is eligible for CIL funding in line with CIL regulations.
- 2.1.4 The tables below outline how the council has performed in terms of Brent CIL receipts and expenditure for the reporting year - 2022/23 in line with Regulation 121. Brent CIL is made up of Strategic CIL (SCIL), Neighbourhood CIL (NCIL) and CIL Admin.

**Table 2: Brent CIL receipts for 2022/23**

Infrastructure item	Brent CIL receipts
The total value of CIL set out in all demand notices (sent to those who have provided a commencement date to pay CIL) issued in 2022/23. These may not all be due to be paid in the same financial year as the financial year in which they are issued.	£29,660,731.13
The total amount of CIL receipts collected in 2022/23	SCIL: £21,016,432.98 NCIL: £3,955,491.59 CIL Admin: £1,314,311.84 <b>Total: £26,286,236.41</b>
The total amount of CIL (SCIL and NCIL only) receipts, collected by the authority in the years prior to 2022/23, but which have not been allocated prior to 2022/23	£61,534,632.03
The total amount of CIL (SCIL and NCIL only) receipts collected by the authority, or by another person on its behalf in the years prior to 2022/23, which have been allocated in 2022/23	SCIL: £16,919,589.38 NCIL: £1,929,401.00 <b>Total: £18,848,990.38</b>
The total amount of CIL expenditure in 2022/23 (includes SCIL & NCIL spend only)	SCIL: £467,270.09 NCIL: £3,084,850.45 Total: £3,552,120.54
The amount of CIL spent on administrative expenses pursuant to regulation 61	Brent Admin: £587,274.44
The percentage of CIL received in 2022/23 spent on administrative expenses pursuant to Regulation 61	2.23%
The amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part)	Not applicable
Unused CIL Admin transferred to SCIL	£727,037.40

2.1.5 The breakdown of the total CIL collected by Brent in 2022/23 is set out overleaf.



**Table 3: Brent CIL receipts for 2022/23**

CIL type	Total receipts
Total SCIL Collected for Brent in 2022/23	£21,016,432.98
Total NCIL Collected for Brent in 2022/23	£3,955,491.59
Total Brent Admin Collected for Brent in 2022/23	£1,314,311.84
Total CIL Collected for Brent in 2022/23	<b>£26,286,236.41</b>

2.1.6 Mayoral CIL returns for 2022/23 are shown below. A total of £49,537,817.55 of MCIL has been transferred to the Mayor of London to pay for the Elizabeth Line since 2012.

**Table 4: Brent CIL receipts for 2022/23**

Mayoral 22/23	Mayoral	Admin (4%)	Total
Q1 Apr-Jun 2022	£2,051,537.66	£85,480.74	£2,137,018.40
Q2 Jul-Sep 2022	£1,603,389.64	£66,807.90	£1,670,197.54
Q3 Oct-Dec 2022	£1,105,965.24	£46,081.89	£1,152,047.13
Q4 Jan-Mar 2023	£1,788,662.02	£74,527.59	£1,863,189.61
<b>Totals:</b>	<b>£6,549,554.56</b>	<b>£272,898.12</b>	<b>£6,822,452.68</b>

2.1.7 The financial year 2022/23 includes a period of the COVID-19 pandemic. Early on in the pandemic, the council allowed developers in financial difficulty because of COVID-19 to apply to defer their CIL payments by six months. On 22 July 2020, changes to the CIL regulations came into effect which allowed small and medium sized developers with an annual turnover not exceeding £45 million to apply for a CIL payment deferral. This regulation was in place for any development due to commence before 31 July 2021.

2.1.8 Some COVID-19 deferral payments were still outstanding going into the 2022/23 financial year. Table 5 below lists the amount of Brent CIL COVID deferral that was paid in 2022/23. The deferrals paid will include deferrals from 2021/22 which were carried into 2022/23.

**Table 5: Total CIL deferrals paid in 2022/23**

<b>CIL type</b>	<b>Total deferrals carried forward from 21/22</b>	<b>Total deferrals paid 22/23</b>
SCIL	£191,890.00	£115,648.91
NCIL	£35,979.38	£21,684.19
Brent Admin	£11,993.13	£7,228.05
MCIL Admin	£1,920.88	£1,150.33
<b>Total Deferrals and Payments for Brent CIL</b>	<b>£241,783.39</b>	<b>£145,711.47</b>
MCIL	£46,101.11	£27,608.29
<b>Total Deferrals and Payments for Brent and Mayoral CIL</b>	<b>£287,884.50</b>	<b>£173,319.76</b>

## 2.2

# Strategic Community Infrastructure Levy (SCIL)

2.2.1 In 2022/23 the following infrastructure projects were allocated Strategic CIL funding.

**Table 6: SCIL allocations in 2022/23**

Infrastructure project	SCIL allocation	Ward
Carlton Vale Boulevard	£1,951,162.00	Kilburn
Grand Union Canal Bridge	£6,855,000.00	Alperton
Harlesden Library	£559,100.00	Harlesden & Kensal Green
New Community Café and External Amenity Space as part of the Stonebridge Redevelopment	£102,427.26	Stonebridge
New Community Centre as part of the Brent Indian Community Centre Redevelopment	£2,479,770.31	Willesden Green
New Community Centre as part of the Learie Constantine Centre Redevelopment	£2,643,445.04	Willesden Green
New Community Facility as part of the Preston Community Library Redevelopment	£1,015,684.77	Preston
Wembley Hostile Vehicle Measures	£413,000.00	Tokyngham
Wembley Transport Improvements	£900,000.00	Tokyngham
<b>Total SCIL allocated</b>	<b>£16,919,589.38</b>	

2.2.2 A summary of each of the SCIL projects commissioned in 2022/23 is provided in Section 2.3.

## 2.3

# Summary of SCIL Projects Commissioned in 2022/23

### Carlton Vale Boulevard

2.3.1 Carlton Vale Boulevard (CVB) is part of the South Kilburn Masterplan 2016 and Supplementary Planning Document 2017 to transform Carlton Vale into a sustainable, tree-lined avenue with significantly improved public realm. The proposed changes to Carlton Vale are required to reduce the dominance of cars and increase soft landscaping, aiding biodiversity and greater use for walking and cycling, encouraging greater footfall, and complementing the new frontage associated with forthcoming developments on the street.

#### Image 1: CGIs of the proposed Carlton Vale Boulevard project (Source: LBB)



2.3.2 Some of the key benefits through the CVB project include:

- Planting of over 100 new trees to help mitigate air pollution and improve the public realm;
- New and improved pedestrian crossings helping reduce the north-south severance and improve road safety;
- Improved cycle lanes;
- E-vehicle charging points;
- Increased lighting to enhance visibility and perception of safety, encouraging visits to local attractions;
- Pavement widening where possible;
- New benches to enhance the public realm;
- Sustainable Drainage Systems including rain gardens to reduce surface water runoff into sewers reducing flooding risks; and
- Increase biodiversity, improved air quality and improved the public realm.

## Grand Union Canal Bridge

- 2.3.3 Brent Council Cabinet December 2022 approved use of £6.5m Strategic Community Infrastructure Levy funding for a new pedestrian and cycle bridge over the Grand Union Canal in Alperton.
- 2.3.4 The new bridge would connect the Grand Union development for over 3,000 new homes to the towpath on southern side of the canal. It would thereby reduce walking and cycling distances to nearby Stonebridge Park and Alperton Stations along with connecting to walking and cycling routes to Park Royal, Old Oak Common and Central London.

### Image 2: High level indicative CGI of the potential bridge form (Source: LBB)



- 2.3.5 The new bridge is part of the ongoing regeneration of the area and aligns with national, regional and local planning policies. The new bridge would give existing and new residents of all ages, including people with disabilities, more options for sustainable and active travel.
- 2.3.6 The council have recently completed surveys and a feasibility study for the bridge. Officers are now working with the Canal and River Trust and St George Development to agree the exact location for the bridge, and progress next stages of the project. Subject to design, planning and relevant permissions, the bridge would be expected to be completed in 2026.



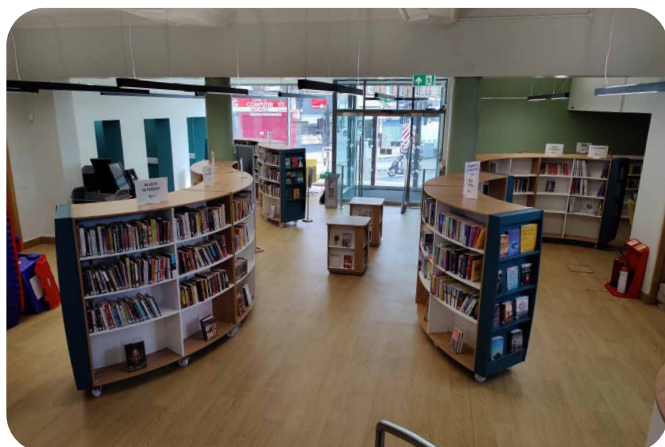
## Harlesden Library

2.3.7 The Harlesden Library project enabled the council to support the library needs of a growing population through improving access for individuals, families and school visits, providing local community space facilitating an expansion of the library offer, enable partnerships with local creative organisations and artists, which complements the growth of the creative sector nearby in Park Royal. Finally, the community space will also be available for hire.

2.3.8 There are five main elements to the Harlesden Library project, namely:

- Structural improvements to the library;
- Refurbished mezzanine to create a digital information and advice space for the Harlesden Hub and a study and workspace area;
- Conversion of a room into a flexible community space;
- Providing teaching and learning space; and
- Improve natural ventilation and lighting in the building.

### Image 3: Refurbished main entrance and children's area (Source: LBB)



2.3.9 The project has future-proofed the facilities for an estimated ten years to enable more flexible use, building in capacity for the service to adapt to changing community needs and a growing population. These will be primarily community assets, developed to address social and cultural infrastructure challenges, build capacity in the local community and creative sector, and develop new partnerships to enhance the service offer to residents.

## Stonebridge Redevelopment - New Community Café & Public Amenity Space

2.3.10 The Stonebridge redevelopment is split across two sites located at Hillside and Milton Avenue. The redevelopment will deliver 73 affordable homes across the two sites and a new commercial facility on the Hillside site.

2.3.11 The Milton Avenue site comprises 22 new 4 bed houses to address the council's need for affordable family sized homes.

### **Image 4: Milton Avenue public amenity space and CGI of proposed Hillside site redevelopment (Source: LBB)**



2.3.12 The Hillside site comprises 51 new homes and 246sqm of commercial floor space, which will bring activity to the area being located in a prominent corner position, with the new landscaping and public realm outside.

2.3.13 Due to high levels of population growth owing to new development, there is a need for new community and cultural facilities to ensure the provision of social infrastructure to meet the needs of our diverse community. The community café is a key piece of social infrastructure that will help both existing and new communities come together and will help complement future mixed developments.

## **Brent Indian Community Centre Redevelopment - New Community Centre**

- 2.3.14 The Brent Indian Community Centre redevelopment will deliver 29 affordable homes and a new community centre that will include a new hall, stage, meeting rooms, commercial kitchen and IT suite for a range of community events and activities, including opportunities for private hire and voluntary sector organisations.
  
- 2.3.15 Due to high levels of population growth owing to new development anticipated in both Neasden Stations and Church End Growth Areas there is a need for community facilities that will support development. This SCIL funding investment will help deliver a modern, replacement community centre that will strengthen the existing sense of community by celebrating Brent’s diversity, heritage and culture, and creating places where Brent’s communities can meet.
  
- 2.3.16 The redevelopment has opened up and created a new setting for the community centre through a new useable and accessible public space for this important community asset. This will enable the community centre to be appreciated by a wider public audience, providing a significant physical social and economic benefit to the Willesden Green community.

**Image 5: CGIs of proposed Brent Indian Community Centre Redevelopment (Source: LBB)**

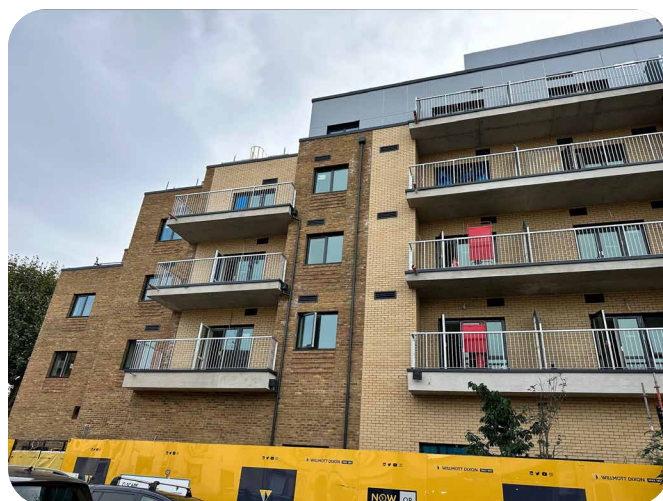




## Learie Constantine Centre Redevelopment - New Community Centre

- 2.3.17 The project will deliver 26 affordable homes and a new, larger community centre that will include a new hall, stage, meeting rooms, commercial kitchen for a range of community events and activities including opportunities for private hire and voluntary sector organisations to use the new facilities.
- 2.3.18 Due to high levels of population growth owing to new development anticipated in both Neasden Stations and Church End Growth Areas there will be a need for new community and cultural facilities to ensure the provision of social infrastructure to meet the needs of our diverse community. The Brent Local Plan emphasises the need to ensure that community facilities are not lost where they meet or could meet a potential need and ideally enhanced to address these needs.

**Image 6: CGI of proposed Learie Constantine Centre Redevelopment and current site progress (Source: LBB)**



## Preston Community Library Redevelopment - New Community Facility

- 2.3.19 This development will provide 12 affordable homes and a new community space which will provide more usable space with greater flexibility to cater for a wide range of community events and activities. This will help deliver a modern, replacement community hub that will strengthen the existing sense of community by celebrating Brent's diversity, heritage and culture, and creating places where Brent's communities can meet.
- 2.3.20 Preston Community Library is aiming to run the community use space as a local hub that seeks to provide a range of services in partnership with the voluntary sector including: a new community library, English to Speakers of Other Languages (ESOL) classes, film club, art classes, memory lounge for people suffering with dementia. There will also be opportunities for other voluntary sector organisations to use the new facility.
- 2.3.21 This community hub will help to support growth and development that is outlined in the Brent Local Plan particularly in the North West part of the borough. It is in proximity to Northwick Park Growth Area.

**Image 7: Site progress in summer 2023 (Source: LBB)**



## Wembley Hostile Vehicle Measures

- 2.3.22 Wembley Park has seen a significant increase in its population as the growth ambitions for the area are realised. It is also home to the tourist and sporting attractions of Wembley Stadium and the OVO Arena. Following the terrorist attacks in 2017 at Westminster Bridge, the Houses of Parliament and Borough Market, the Metropolitan Police Counter Terrorism Security Advisor recommended improving the security of the road network leading into the event day area within the borough, thereby protecting the increased population and visitors.
- 2.3.23 Hostile Vehicle Measures were identified at strategic locations, providing a 'ring of steel' to prevent vehicle incursion onto pedestrian routes but to allow resident access where possible around the Wembley Park Area.

**Image 8: Example of one of the HVM Measures on Engineers Way (Source: LBB)**

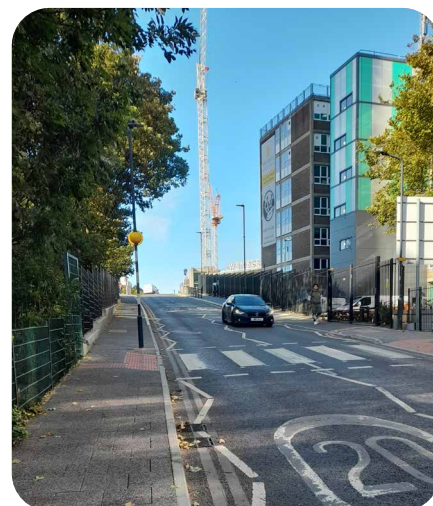




## Wembley Transport Improvements: North End Road Connection

- 2.3.24 The North End Road Connector provided a new access road to North End Road from Bridge Road Wembley. This provided an alternative route across Wembley Park to access the North Circular Road, improving the traffic flow in the area. This route is not affected by event day closures enabling an available vehicular route at all times.
- 2.3.25 This was a complex civil engineering project involving the acquisition of land, diversion of utilities, new retaining walls, and the construction of a new road and pavements connecting to Bobby Moore Bridge near Wembley Park Station. The scope was extended to include a new zebra crossing near the Michaela Community School, the widening of the pavement and new bus stop on Bridge Road along with a 20mph speed limit and 7.5 tonne access restriction to prevent HGVs using the route unless related to their business.
- 2.3.26 The junction will be signalised in late 2023, completing the works.

### Image 9: Completed Wembley two-way working (Source: LBB)



2.3.27 In 2022/23 SCIL was spent on the following infrastructure projects.

**Table 7: SCIL expenditure in 2022/23**

Infrastructure project	SCIL expenditure	Ward
Wembley North End Road (Wembley Transport Improvements)	£57,837.50	Tokington
Harlesden Library Redevelopment	£409,432.59	Harlesden & Kensal Green
<b>Total SCIL expenditure</b>	<b>£467,270.09</b>	

**Table 8: SCIL and NCIL position at the end of 2022/23**

CIL type	Total unallocated	Total allocated	Total unspent*
SCIL	£66,955,093.20	£55,922,668.67	<b>£122,877,761.87</b>
NCIL	£8,701,438.53	£3,810,953.16	<b>£12,512,391.69</b>
<b>SCIL (summary)</b>			<b>Totals</b>
SCIL unspent* receipts retained at the end of 2022/23			<b>£122,876,710.19</b>
SCIL unspent* receipts retained at the end of 2021/22 and carried forward into 2022/23			<b>£101,553,790.86</b>
<b>Neighbourhood CIL (summary)</b>			<b>Totals</b>
NCIL unspent* receipts retained at the end of 2022/23			<b>£12,523,879.36</b>
NCIL unspent* receipts retained at the end of 2021/22 and carried forward into 2022/23			<b>£11,641,750.55</b>

\*Unspent is money which is yet to be allocated along with money that has been allocated and has yet to be drawn down by the projects to which it is allocated.

## 2.4 Future SCIL Spending Priorities

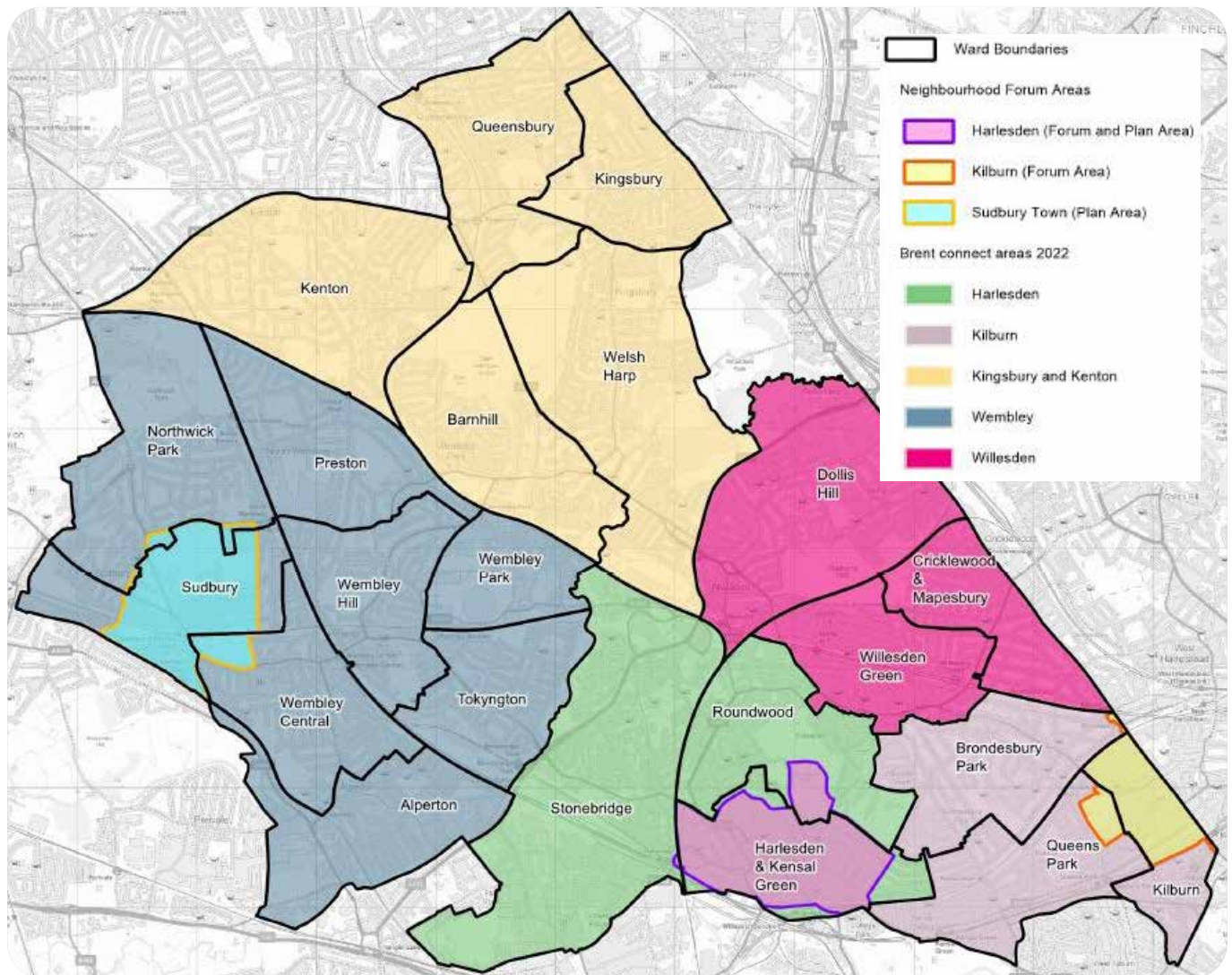
- 2.4.1 The Brent Local Plan outlines proposals to accommodate development in the borough up to 2041. Over this time, the borough will continue to see a significant increase in its population, similar to levels seen over the last 20 years. This will require a substantial number of new homes, jobs and associated physical and social infrastructure.
- 2.4.2 To support this, a programme of capital expenditure, and Strategic CIL will be used to invest in infrastructure which will help to support the growth and development of the Borough, and help residents, in accordance with Borough priorities. Indicative areas of spend and items of infrastructure will be set out in the forthcoming Infrastructure Delivery Plan (IDP). This will consider short, medium and long-term projects and will help guide decisions on future SCIL allocations.
- 2.4.3 The council will continue to focus the spending of CIL and S106 receipts on essential infrastructure to support the level of growth outlined in the Local Plan and the projects identified in the IDP. It will do this jointly with partners through effective and ongoing engagement ensuring key infrastructure is delivered at the right time and in the right place to support growth and development.
- 2.4.4 SCIL funds have matured over a number of years; prudent financial practice and good future infrastructure planning demands that the fund is judiciously allocated over time. This allows for important infrastructure coming forward in the future to be funded. In view of this, the Council is currently updating its IDP to help with the future planning of infrastructure across the borough ensuring it aligns with the growth anticipated to come forward in the Local Plan and Borough Plan priorities. This provides transparency to residents, members, infrastructure providers and the wider development industry on the type of infrastructure required to support long-term growth and development of the borough.
- 2.4.5 It is important to highlight that although a significant amount of SCIL has been collected over the past couple of years, the council has nevertheless secured a significant amount of infrastructure investment through other mechanisms. These include planning consents, infrastructure provided within developments and funding for infrastructure secured via S106 legal obligations. Infrastructure has also been secured through work that has been undertaken with partners such as the Department for Education and TfL.

## 2.5 Neighbourhood Community Infrastructure Levy (NCIL)

- 2.5.1 The CIL Regulations 2010 (as amended) stipulate that at least 15% of CIL receipts generated must be spent on Neighbourhood Projects. Whilst the legislation does not prescribe a process for how Neighbourhood CIL is allocated, the expectation is that priorities for spend are agreed with the local community.
- 2.5.2 A CIL Neighbourhood may also contain a Neighbourhood Forum with an adopted Neighbourhood Plan. In this case, up to 25% of CIL funds collected from liable developments within the Neighbourhood Forum boundary may be spent on priorities identified by the Neighbourhood Forum. NCIL collected within a Neighbourhood Forum may only be spent on projects put forward that will solely be within the relevant Neighbourhood Forum area and that meet the CIL Regulations.
- 2.5.3 In the financial year 2022/23, there were two designated Neighbourhood Forums in Brent: Harlesden and Kilburn. Sudbury Town Residents Association (STRA) designation as a Neighbourhood Forum expired on 8th December 2022. STRA and Harlesden Neighbourhood Forums have adopted a Neighbourhood Plan.
- 2.5.4 In line with the CIL Regulations, NCIL can be used to fund a very broad range of facilities such as play areas, parks and green spaces, public realm improvements, cultural and sports facilities, healthcare facilities, and other community facilities provided it is concerned with addressing the demands that development places on the area. The NCIL must be spent on priorities agreed in consultation with the local community. These priorities must be aligned with the needs of the local community. CIL funding has no immediate deadline and therefore is available on a rolling annual basis. It is important to recognise that CIL receipts can only be spent on capital projects, although associated revenue spending to maintain those capital items is also permissible.
- 2.5.5 Brent is divided into five CIL Neighbourhoods - Harlesden, Kilburn and Kensal, Kingsbury and Kenton, Wembley, and Willesden. Figure 1 shows the CIL Neighbourhoods and their relationship with Neighbourhood Forums and Neighbourhood Plans.
- 2.5.6 Arrangements for spending Brent's NCIL were formally approved by Cabinet on 13 February 2017. The funding strategy for 2020-2023 which will be used for decisions on expenditure of NCIL was agreed by Cabinet on 14 January 2019. Since April 2017 we have received 722 applications for NCIL funding. In total, 354 projects have been awarded funding, with the allocation of £13,786,681.82 of NCIL money.



**Figure 1: Brent's CIL Neighbourhoods and Neighbourhood Forum/Plan Areas**



2.5.7 All shortlisted projects for NCIL funding must demonstrate that they:

- Meet the CIL Regulations (2010) as amended;
- Evidence of community backing;
- Address the impact(s) of development and supports ongoing development in the neighbourhood the project is being delivered in;
- Reflect the strategic priorities of the council within the Borough Plan, meeting the theme of the specific NCIL round;
- Reflect the neighbourhood priorities within the neighbourhood the project is being delivered in;
- Are one-off projects that do not require additional revenue funding in their delivery or operation (or identify how additional revenue funding may be met) but must have a lifespan beyond the funding and continue as part of the required infrastructure;
- Benefit diverse Brent communities, reflecting the demographics of the neighbourhood that the project is being delivered in; and
- Represent value for money.



2.5.8 The NCIL bidding system has been recently reviewed and a new trial process of participatory budgeting where shortlisted projects received funding through a public vote took place in the first NCIL round of 2022/23.

### NCIL Performance in 2022/23

2.5.9 For the reported year, **£3,955,491.59 of NCIL** was collected.

2.5.10 Of that, **£3,084,850.45** was spent on projects during the same period.

2.5.11 Through the NCIL bidding process undertaken in 2022/23, the council approved 58 projects for funding to deliver a variety of infrastructure projects across the borough, allocating £1,929,401.42. The projects and allocated NCIL amounts, along with spend of the NCIL approved in the 2022/23 bidding rounds are set out in Appendix 1.

2.5.12 Table 9 outlines the total NCIL allocation and projects by NCIL Neighbourhood in 2022/23. Many of the projects allocated NCIL in 2022/23 had programmes working across multiple wards/neighbourhood areas, but the principle neighbourhood where the project was based is where the money was allocated from. Appendix 1 shows which wards each project worked across.

**Table 9: NCIL allocations by NCIL Neighbourhood**

NCIL Neighbourhood	Number of projects	Allocation
Kilburn & Kensal Rise	10	£350,000.00
Kingsbury & Kenton	14	£400,000.00
Harlesden	10	£408,801.42
Wembley	11	£370,100.00
Willesden	13	£400,500.00
Harlesden Neighbourhood Forum*	0	£0
Sudbury Town Neighbourhood Forum*	0	£0
<b>Totals:</b>	<b>58</b>	<b>£1,929,401.42</b>

\*No successful NCIL bids were received within either the Harlesden or Sudbury Town Neighbourhood Forum Areas within the 22/23 financial year and therefore the amount allocated is £0.

## 2.6 Summary of NCIL Projects Approved in 2022/23

### **The Angel's Initiative Ltd's Cheerleading Project**

2.6.1 The project is hosting free, elite-level cheerleading and tumbling camps, workshops and masterclasses between January to November 2023 for up to 100 children. There will be six Nutrition Workshops and six Mental Health workshops from February to October. Regular attendees will use this training to compete throughout England in 2023 and potentially win a bid to represent Brent and the UK in the United States in 2024.

### **Shree Swaminarayan Mandir, Kingsbury: Re-Igniting the Brent Eco-Community**

2.6.2 The project, through training, will develop ecological awareness and promote environmentally conscious behaviours by :

- Installing electric car charging ports and community supported eco-bicycle sharing open to the public to use
- Create an ecological garden to demonstrate sustainable living
- Provide facilities and skills-training for the repair and reuse of clothes and materials
- Run a six month series of Brent Community Eco Expert monthly seminars.

2.6.3 On site, the temple has facilities for each of the four main seminars to host 100-150 people, and workshops (estimated number 12) to accommodate between 10-15 people.

### **Loud Futures: Mentoring, Media and Music**

2.6.4 The mentoring, media and music project will work specifically with 14 to 18 year olds in school and alternative provisions, as well as being open to people of all ages. An after school club will run in three schools a week, and the project will also run for half a day at the weekend, with music, media and studio experience. Mentoring support, volunteering and training, interactive courses, workshops and events will be delivered by industry professionals.

2.6.5 Schools include:

- Kingsbury High School;
- Claremont High School; and
- St Gregory's Catholic Science College.

## Kilburn State of Mind: Learning with the Community

2.6.6 The project will deliver an education, training and support hub for local residents. Kilburn State of Mind will deliver IT skills and music lessons from their base at Watling Gardens. Qualified tutors will provide lessons from a community setting. Kilburn State of Mind will also operate a 'drop in' service where residents can get help and advice with technical issues to do with devices such as computers, laptops, tablets and mobile phones.

## SMVS: Community Service

2.6.7 This project will update IT infrastructure, chairs, tables and indoor sports equipment to make the SMVS community centre more welcoming, as well as expanding the offer of activities and support to people of all ages including weekly social activities, yoga, meditation, diabetes awareness and support, English Language classes and money saving lessons. The project will deliver a programme of 10+ seminars and workshop with local police. All activities and workshops will be open to the community centre members and the public to join and participate.

**Image 10: Photos showing learning session and a local workshop held with the police (Source: LBB)**



## Coles Green Tennis Club

2.6.8 The projects aim is to resurface three tennis courts at the Coles Green Tennis Club with synthetic clay from EuroClay, allowing local Brent residents to play in a safe environment.

**Image 11: Coles Green Tennis Club members and new clay surface (Source: LBB)**



## **Connect Stars: Youth Nights**

2.6.9 This project will develop and run a youth club for children and young people aged 9-19 at the Church Road Unity Centre on Tuesdays and Thursdays from 5-8 pm for one year where children and young people can learn new skills in music, cooking, and sports and make new friends in a safe space.

### **Image 12: Youth Night at the Connect Stars club (Source: LBB)**

## **Jason Roberts Foundation: Inclusive Communities**

2.6.10 This is a sport for all programme for children with physical and learning disabilities (SEND) delivered at weekends during term time and during school holidays offering a range of sports, and activities.

### **Image 13: Sport sessions being delivered as part of the project (Source: LBB)**



## **Central Mosque of Brent**

2.6.11 This project contributed to the development of a community space on the ground floor of the mosque with easy wheelchair access and direct access off Station Parade for the whole community to use. Plans have been approved to build a community space on the ground floor of the mosque with easy wheelchair and direct access off Station Parade. The area would be available for the whole community to use.

2.6.12 NCIL has contributed to the cost of:

- Foundation of a health and educational centre;
- Building costs (Labour, Materials); and
- Decoration costs (Labour, Materials).

2.6.13 The remaining costs were covered by the board of trustees.

## Boom-Wow Theatre

2.6.14 This project will deliver free and accessible weekly drama workshops for 20 adults with learning disabilities and/or neuro-diversities such as autism. Delivered over 12 months, the group will learn theatre and communication skills, working together to create original theatre pieces inspired by their experience as Willesden residents. These pieces will be performed for the community twice during the year, to highlight the talents of our members and challenge preconceptions and misunderstandings around disability.

## Urban Growth Learning Gardens - Sensory Garden for Tudor Gardens

2.6.15 This project has been commissioned to create a sensory garden at Tudor Gardens, renovating outside spaces at the Supported Living site to maximise its therapeutic benefit for 15 residents, staff and for other users.

2.6.16 Renovations include:

- Sensory and wildlife areas, including a water feature for sound;
- Raised beds for food growing for each private residence, pre-planted with edible crops suited to the season;
- Ornamental plants to provide colour, scent and structural interest in all seasons; and
- A compost heap for composting green and food waste.

### Image 14: Sensory Garden at Tudor Gardens (Source: LBB)



## Young Male Leaders Programme

2.6.17 This will fund a residential trip to reward young people that have completed the Young Male and Young Female Leaders programme at Oakington Manor Primary School. Throughout each half term, eight boys and eight girls will take part in both the Young Male Leaders and Young Female Leaders programme totalling 48 children (24 boys and 24 girls). The programme is aimed at children who are not reaching their potential and are in need of extra focus and motivation to help them excel.



## 2.7 Future NCIL Spending Priorities

- 2.7.1 An internal review of the 'You Decide' Participatory Budgeting initiative was commissioned in October 2022 and was concluded in January 2023.
- 2.7.2 In response to the review, a decision was made by Cabinet in February 2023 to no longer continue with the 'NCIL You Decide' initiative with the agreement that a standard NCIL round would be launched in September 2023 under the banner of 'Community Grants', following the completion of a Neighbourhood Priorities consultation.
- 2.7.3 The Neighbourhood Priorities consultation was carried out from 26 June to 23 July 2023.
- 2.7.4 The table below sets out the consultation findings on the top four priorities for each Brent Connects area:

Harlesden	Kilburn	Kingsbury	Wembley	Willesden
Crime & Anti-Social Behaviour	Crime & Anti-Social Behaviour	Crime & Anti-Social Behaviour	Crime & Anti-Social Behaviour	Crime & Anti-Social Behaviour
Waste Reduction, Reuse and Recycling	Education and Employment	Waste Reduction, Reuse and Recycling	Education and Employment	Public Realm, Green Spaces and Parks
Public Realm, Green Spaces and Parks	Community & Culture	Community & Culture	Public Realm, Green Spaces and Parks	Waste Reduction, Reuse and Recycling
Town Centre and High Streets	Public Realm, Green Spaces and Parks	Education and Employment	Sports, Recreation and Play Space	Town Centre and High Streets

- 2.7.5 NCIL continues to be of high interest in all neighbourhood areas. Alongside the uncertain financial environment, there is a need to ensure the fund is accessed by all Brent's communities, and that there is increased visibility to raise awareness across the borough with a particular focus on 'grass root' organisations and the emerging community groups.
- 2.7.6 [View a list of projects that have received NCIL funding 2019-2022.](#)

# **3. Section 106 Planning Agreements**

# SECTION 106 CONTRIBUTIONS



**£3,675,994.83**

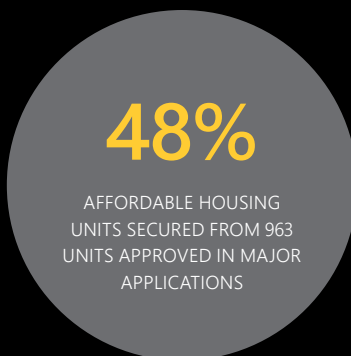
Total amount of S106 collected in 2022-23

**£5,876,828.09**

Total amount of S106 spent in 2022-23

**£9,905,662.30**

Total amount allocated to S106 projects in 2022-23



**462**

Affordable Housing units secured in 2022-23

- 41** Affordable Rent
- 116** Intermediate
- 26** London Living Rent
- 218** London Affordable Rent
- 40** Local Housing Allowance
- 21** Social Rent



## ALLOCATIONS IN 2022-23



**£4,258,701.36**

Capital Programme



**£298,286.30**

Parks



**£1,450,727.46**

Regeneration



**£135,375.21**

South Kilburn Regeneration



**£3,388,899.48**

Sustainability



**£373,672.49**

Transportation



## 3.1 Overview

- 3.1.1 The council enters into Section 106 (S106) obligations with developers - a mechanism which makes a development proposal acceptable in planning terms. S106 obligations are focused on site-specific mitigation of the impact of development such as securing affordable housing or requiring improvements to an access road. CIL, on the other hand, is designed to raise funds for infrastructure needed generally as a result of an increase in development in an area and is spent on community infrastructure projects across the borough.
- 3.1.2 During 2022/23, a total of 18 S106's and one Unilateral Undertaking were negotiated and agreed. 14 of these were new applications and four were S73 Deeds of Variation.

### **New S106 Agreements**

- 1 Burnt Oak Broadway, HA8 5LD;
- 2 The Avenue, Wembley, HA9 9QJ;
- 4-5 Elmwood Crescent, London, NW9 0NL;
- 5 Blackbird Hill, London, NW9 8RR;
- 33A, 33-35 and St George Hotel, 43-51 Wembley Hill Road, Wembley, HA9;
- 40 London Road, Wembley, London, HA9 7EX;
- 66 Cavendish Road, London, NW6 7XP;
- 249-289 Cricklewood Broadway and 32-56 and 60-74 Hassop Road, London, NW2 6NX;
- Access Storage, First Way, Wembley, HA9 0JD;
- All Units at Dowlings Parade, HNS Autos and Delta Hand Car Wash, Bridgewater Road, Wembley, HA0 1AJ;
- JVC Business Park, Priestley Way, London, NW2;
- Land adjacent to Northwick Park Hospital, Nightingale Avenue, London HA1 3GX;
- St Nicholas Preparatory School, 22 Salmon Street, London, NW9 8PN; and
- The Green Man, Slough Lane, London, NW9 8YG.

### **S73 Variation S106s**

- 60 Neasden Lane, London, NW10 2UW;
- 79-83 ODDS, Kenton Road, Harrow, HA3 0AH;
- Argenta House, Argenta Way, London, NW10 0AZ; and
- Euro House, Fulton Road, Wembley, HA9 0TF.

### **Unilateral Undertakings**

- 14 Harrowdene Road, Wembley, HA0 2JB.

3.1.3 Table 10 provides an update on the S106 receipts for the reporting year 2022/23.

**Table 10: S106 receipts for 2022/23**

Regulation requirement	S106 amount
The total amount of money to be provided under any planning obligations which were entered into during 2022/23	£6,636,639.00*
The total amount of money under any planning obligations which was received during 2022/23	£3,675,994.83
The total amount of money under any planning obligations which was collected in years previous to 2022/23 and carried forward into 2022/23 which has not been allocated by the authority prior to 2022/23	£7,616,864.73

\*Subject to index linking and future calculations for carbon offsetting and affordable housing

3.1.4 With regard to affordable housing, **462 affordable housing units were secured** on the following major developments.

**Table 11: Affordable housing units secured in 2022/23**

Site name	Breakdown of affordable units	Total units	Ward
All Units at Dowlings Parade, HNS Autos and Delta Hand Car Wash, Bridgewater Road, Wembley	10 London Affordable Rent 4 Intermediate	28 50% Affordable Housing	Wembley Central
Peel Precinct (S73 variation additional unit)	1 Intermediate	N/A	Kilburn
Garages & 1-30 Claire Court, Shoot Up Hill and 1-135 Watling Gardens	67 London Affordable Rent 40 Local Housing Allowance 13 Social Rent	125 96% Affordable Housing	Cricklewood & Mapesbury
Windmill Court and Car Park, 52 Mapesbury Road	52 London Affordable Rent 8 Social Rent	60 100% Affordable Housing	Cricklewood & Mapesbury

Site name	Breakdown of affordable units	Total units	Ward
5 Blackbird Hill, London, NW9 8RR	3 Affordable Rent 6 London Affordable Rent	57  16% Affordable Housing	Welsh Harp
249-289 Cricklewood Broadway and 32-56 and 60- 74 Hassop Road, London, NW2 6NX	4 London Affordable Rent	8*  50% Affordable Housing	Cricklewood & Mapesbury
66 Cavendish Road, London, NW6 7XP	0**	21	Brondesbury Park
1A-D Greenhill Park, NW10 9AE	9 London Affordable Rent Units	9  100% Affordable Housing	Harlesden & Kensal Green
Land adjacent to Northwick Park Hospital, Nightingale Avenue, London, HA13GX	38 Affordable Rent  26 London Living Rent  70 London Affordable Rent  111 Intermediate	654  37% Affordable Housing	Northwick Park
<b>Total secured in 2022/23</b>	<b>Total affordable units: 462</b>  <b>41 Affordable Rent</b>  <b>26 London Living Rent</b>  <b>218 London Affordable Rent</b>  <b>40 Local Housing Allowance</b>  <b>116 Intermediate</b>  <b>21 Social Rent</b>	<b>Total units: 963</b>	

\*Part of a larger scheme including 157 co-living units.

\*\*£150,000 received in lieu of on-site affordable housing.

**Image 15: Northwick Park Development (Source: PRP Architects & Sovereign Network Group)**



**Table 12: S106 allocation and expenditure**

Regulation requirement	S106 amount
The total amount of money (received under any planning obligations) which was allocated but not spent during 2022/23 for funding infrastructure	£2,421,109.64
The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend)	Spent by Brent: £5,876,828.09 Transferred to TfL: £0.00 <b>Total: £5,876,828.09</b>
Total amount allocated to infrastructure projects in 2022/23 and the amount spent from these allocations.  The items of infrastructure which were allocated money during 2022/23 (received under planning obligations) and the amount spent on each item is shown in Table 1 of Appendix 2	Allocated: £6,955,173.46 Spent: £4,534,063.82
The amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part)	Not applicable
The amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations	£251,784.76

3.1.5 The total amount of money received (under any planning obligations) during any year which was retained at the end of 2022/23 is £15,015,842.76. Table 13 shows the breakdown of these funds.

**Table 13: S106 position at the end of 2022/23**

Total unallocated S106 funds	Total allocated S106 funds	Total unspent*
£1,966,606.58	£13,049,236.18	<b>£15,015,842.76</b>

\*Unspent is money which is yet to be allocated along with money that has been allocated and has yet to be drawn down by the projects to which it is allocated.

3.1.6 A total of £9,905,662.30 was allocated across 29 different S106 projects in 2022/23. The tables in Appendix 2 show the projects which had S106 money allocated to them in 2022/23. A summary of some of the S106 projects allocated money in 2022/23 is provided in Section 3.2.

## 3.2 Summary of S106 Projects Commissioned in 2022/23

### Bramshill Playground

3.2.1 Bramshill Playground in Bramshill Park, is an area known to have had high rates of crime. Due to anti-social behaviour at the location the parks service has had a cautious approach to making any enhancements, as much equipment has been damaged and vandalised previously. However, recently the service has been working with local ward councillors and colleagues in Community Safety to understand how the council can make improvements to this park and playground for the benefit of the local community. Through joint work between Community Safety and the Police, the area has significantly improved enabling much needed park improvement works to take place.

3.2.2 Alongside the S106 allocation, the Parks Service successfully bid for a Department of Levelling Up, Housing & Communities grant of £85,000 with approximately £45,000 permitted to be spent on improvements to the open space. This enabled three designs to be put to the public.



- 3.2.3 Alongside new equipment, the chosen design made the existing trampoline more accessible, replaced the existing seating area at the back of the park with a picnic table in a more user-friendly location, flattened large earth mounds and removed the large wooden items and beams which were blocking sightlines, opening up the park and discouraged anti-social behaviour.
- 3.2.4 The change in landscape and new play installations have transformed the space. The playground is now well used throughout the day, and residents can enjoy a space they feel safe to visit with their children.

**Image 16: View into the opened up park and new play equipment (Source: LBB)**



### **Church End Redevelopment**

- 3.2.5 As part of the regeneration at Church End, the council will be overseeing the development of 99 council homes, a newly designed Market Square and a number of commercial units at the site of the Church Road Car Park.
- 3.2.6 This regeneration has been facilitated by the removal of the car park at 205 Church Road to provide the new market square, the demolition of a three storey building to the rear of 203 Church Road to provide 99 new homes and ground floor non-residential space of 240sqm.
- 3.2.7 There has been a market in the Church Road area for over 40 years, an important part of the local retail offer, with many residents relying on the market completely. A comprehensive consultation exercise with all stakeholders was crucial in giving the relocation the greatest chance of support and success.
- 3.2.8 The proposal will provide a new market square linking High Road and Church Road. This will be a permanent home for the existing Church End Market which currently runs biweekly, but also gives the scope for the market to grow and function on other days. The orientation of the square will encourage people to flow in and out of the local centre.

3.2.9 The existing mature tree at the top of the site will be retained to act as a destination marker and focal point for the square. The central part of the square will house a maximum of 50 10ft x 10ft market stalls at one time. In total, the scheme will bring forward 99 new council homes with a mix of unit sizes, along side a new and improved permanent local market square.

**Image 17: CGIs of proposed Church End Redevelopment Scheme (Source: LBB and Mae Architects)**



### **Carbon Offset Funding - CO2GO Pot 1**

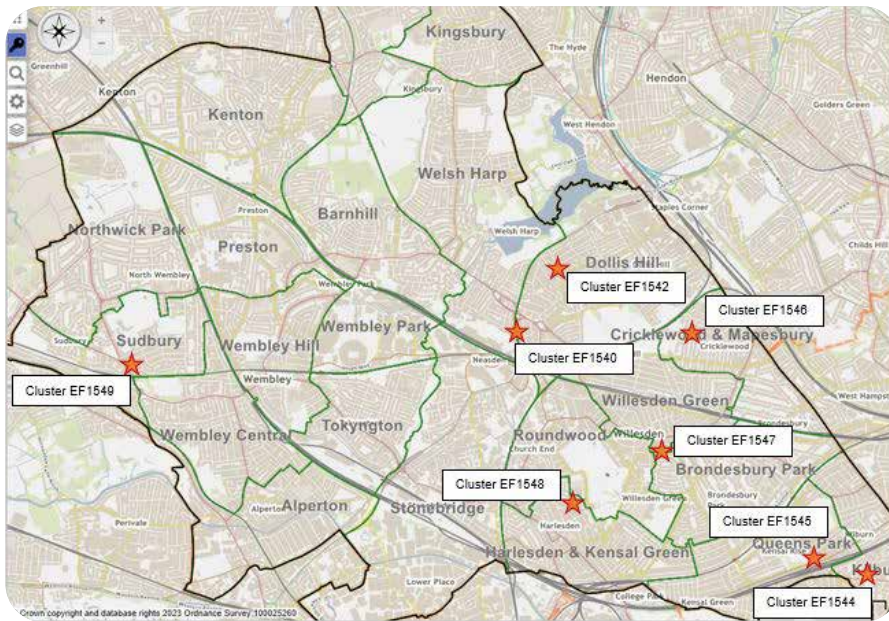
3.2.10 £400,000 of Carbon Offset funding was allocated via a Participatory Budgeting exercise to eight clusters of homes and buildings located across Brent. Residents were invited to form 'clusters' with their neighbouring properties, at least three properties, that share at least one wall. For example, applications were welcomed from streets of terraced homes and detached or semi-detached buildings that have been converted into flats. Each cluster was invited to submit a short video outlining why their properties would benefit from energy efficiency improvements and the positive impact this would have on the occupants. 135 residents attended the virtual Decision Day event which took place on 29 January 2022. In total, 42 buildings were allocated funding to undertake energy efficiency improvements. The funding allocation was ratified by Cabinet in June 2022.

3.2.11 The focus on homes and buildings:

- The energy used to power and heat Brent's homes and buildings make up 76% of all carbon emissions produced in Brent.
- Homes make up 41% of carbon emissions in Brent.
- Commercial and industrial buildings make up 35% of carbon emissions in Brent.
- Therefore, this sector holds the largest opportunity to fund impactful carbon savings to help us reach our ambition of carbon neutrality by 2030.



**Figure 2: Locations of the clusters allocated funding from CO2GO Pot 1**



3.2.12 So far, the clusters of homes and buildings have each received an in-person energy efficiency survey, undertaken by the council’s delivery partner for the scheme, Ecofurb. Each property has received a bespoke recommendations plan, for the most effective measures they could implement in order to improve the energy efficiency of their home. Each cluster has also received a “Cluster Report”, recommending the best approach they could take as a group. This report took into consideration the economies of scale that could be obtained by all properties installing the same energy efficiency measure at the same time.

3.2.13 Each cluster has also received a ‘Follow Up Call’ hosted by Brent, where homeowners were given the opportunity to talk to Ecofurb about their survey and to ask any questions about the recommendations made. Each cluster is now at a point where they are able to make a decision regarding the works they want to prioritise with their allocated grant funding. Ecofurb are in the process of receiving quotes for the measures which will be installed over 2023/24.

**Image 18: Example Ecofurb Plan and Diagram of Works (Source: LBB)**





## Carbon Offset Funding - CO2GO Pot 2

3.2.14 £100,000 of Carbon Offset funding was allocated as part of the Participatory Budgeting exercise to nine community organisations working to reduce carbon emissions in Brent through awareness raising, education or new technology. The projects are currently halfway through their delivery period and a summary of their work to date is given below:

### Project 1 - Brook Way Biodiversity Project

3.2.15 Brook Way CIC have completed a biodiversity wall mural on the Brook Way Community Biodiversity Project site and celebrated the opening of this site with the Mayor of Brent, local community residents and pupils and staff from local schools. They have also undertaken litter picking events, set up an after-school gardening club at Mount Stewart Primary School, made improvements to the pollinator/biodiversity garden at Woodcock Park and undertaken a fruit tree planting project at High Meadows in Kingsbury.



### Project 2 - Advice for Renters

3.2.16 Advice for Renters have helped 80 young families to date with fuel poverty advice. Their project involves travelling to key locations in the borough with their 'Energy Advice Bus' to make it easier for household to access energy efficiency advice. Phase 2 of the project is scheduled to run from September throughout autumn/winter 2023.

### Project 3 - Ultra Education

3.2.17 Ultra Education CIC has been delivering a project called "Business on a Planet" with primary and secondary schools. The main objective of the programme is to educate and engage participants in understanding the concept of a carbon footprint and find solutions to implement in homes, schools, businesses, and the local community. Participants created designs for an eco-business and visited a local film and lighting hire business (Green Kit London) based in Brent to learn about the steps they take towards climate change.

### **Project 4 - Hilltop Circle**

3.2.18 Hilltop Circle have been delivering workshops for socio-economically deprived young people and their family members in order to help them understand how they improve the environment by making some changes to their daily routines. The aim is to raise awareness on things people can do to reduce the amount of energy they use e.g. eat fewer animal products, shop locally, travel smart, and reduce their waste.

### **Project 5 - Diffusion Elite Security**

3.2.19 Diffusion Elite Security have carried out workshop sessions with 80 residents over the course of six months. They discussed the impacts of CO2 emissions, actions that individuals can take to reduce their carbon footprint and completed group brainstorming activities to encourage innovative suggestions on what can be done to have a greater impact on CO2 reductions.

### **Project 6 - Bags for Life**

3.2.20 Clube dos Brasileirinhos worked with 130 children and young people to educate about the importance of replacing single use plastic bags with a cotton reusable bag for life. Participants were then invited to create a bag that had a personal meaning for them to encourage usage.



### **Project 7 - Mums for Lungs**

3.2.21 Mums for Lungs worked with Furness Primary School, Park Lane Primary School and Mitchell Brook Primary School for a programme of air pollution awareness and art creation workshops. Over 623 pupils were engaged with the scheme.

### **Project 8 - Sustainable Development Training**

3.2.22 Young Brent Foundation with Start Easy Solutions have delivered a series of workshops for youth workers, volunteers and practitioners working in the sustainability sector. The course covered topics such as understanding the term "Carbon Footprint", circular economy principles, nutrition and food growing, how to access funding, biodiversity.

## Project 9 - Carbon Footprint Reduction Project

3.2.23 Jason Roberts Foundation are combining climate education with sport. The fortnightly Football League has incorporated climate challenges for the players to take steps to reduce their carbon footprint such as; buying reusable water bottles, walking or cycling rather than driving for the older participants, and taking shorter showers. They have also been hosting quarterly 'Climate Change Olympics' - Social Action days for participants of the CO2GO Education Project, parents and carers, and the wider community.



## Dudden Hill Zebra Crossing

3.2.24 Between December 2021 and February 2022 Brent Council consulted on reducing the speed limit from 30mph to 20mph in the Dudden Hill Lane area and this scheme included the installation of a zebra crossing near Southview Avenue where a number of pupils and parents cross on a daily basis on route to Northview Primary School.

3.2.25 This was introduced as a result of several complaints from residents regarding speeding vehicles on Dudden Hill Lane and safety concerns from parents taking their children to Northview Primary School.

3.2.26 Speed surveys were conducted at this location prior to installation which highlighted that speeding was an issue which in turn added to the problems for pedestrians trying to cross Dudden Hill Lane.

3.2.27 Ward councillors also informed officers that there was a great interest from the local community to introduce a 20mph speed limit and zebra crossing in Dudden Hill Lane as they want their streets to be safer, discourage drivers using the area as a rat run and make their roads accessible to cyclists and pedestrians.



3.2.28 The installation of the zebra crossing has helped the school to promote active travel and reduce car usage as parents feel safer walking their children to school. This has resulted in reduced congestion near the school and supports the school street that was introduced prior to this.

### **Gladstone Park Box Hedge**

3.2.29 Gladstone Park was previously a Green Flag award winning park and the standards that were prevalent at that time have been maintained, due to work by both the council's contractors and a very active volunteer group, The Friends of Gladstone Park.

3.2.30 The Friends of Gladstone Park approached the council with the request of removing the dead box hedge surrounding the walled garden as it had succumbed to an infestation of Box Moth caterpillar.

3.2.31 An alternate Box Moth caterpillar resistant hedging type (Ilex Crenata) that would also offer increased biodiversity at the site was chosen as a replacement.

3.2.32 Together the council and the 'Friends of' group have been able to successfully remove the existing hedge and plant the replacement.

3.2.33 The planting in the beds (protected by the new hedge) have been chosen to enhance biodiversity in the borough and include pollinators, welcoming habitats where possible.

### **Image 19: Example of dead hedge and new hedge being planted (Source: LBB)**



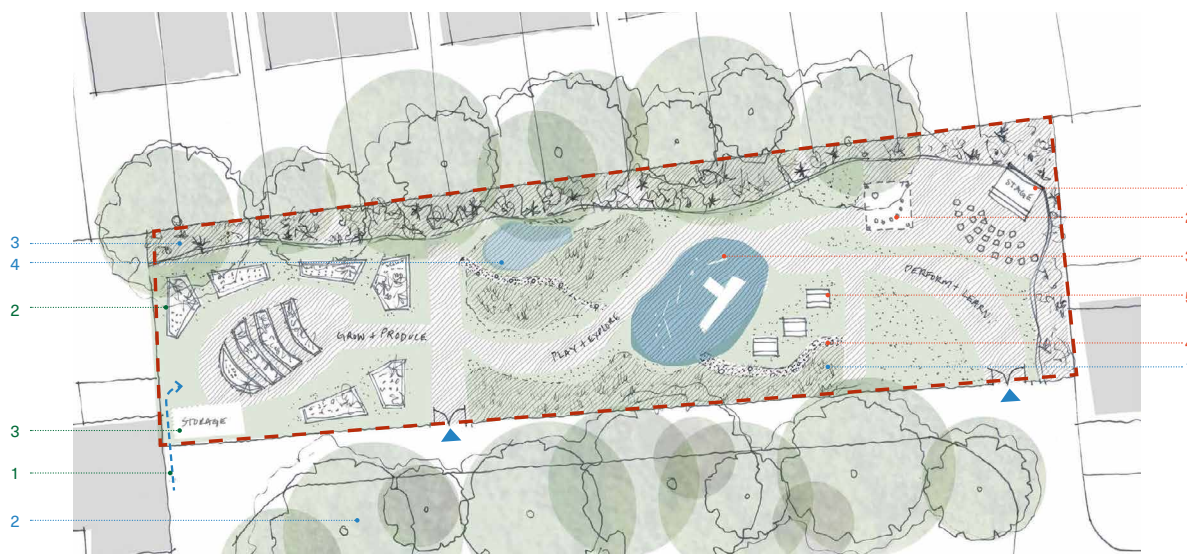
### **Granville Open Space**

3.2.34 The Granville Open Space project is an improvement project in South Kilburn. Proposals for the space have been developed community based groups in the Carlton and Granville (C&G) building in South Kilburn, including the Family Wellbeing Centre and Granville Community Kitchen. It is these groups who will mainly be using this space over the coming years whilst their space is being redeveloped on the main site.

- 3.2.35 The space currently feels somewhat isolated, unsafe and not very welcoming. Furthermore, problems have been reported regarding antisocial behaviour.
- 3.2.36 The aim is for a community developed plan to improve the space to provide productive and educational amenity outside spaces.

**Image 20: Proposed open space works (Source: LBB)**

Outline Scope



**Improved Food Growing Facilities**

- 1. Water supply
- 2. Additional planters for food growing
- 3. Shipping container for storage

**Improved Play and Education Facilities**

- 1. Raised platform for performance space
- 2. Covered outdoor classroom
- 3. Refurbishment to existing play equipment / balance beams kit
- 4. Wood chip paths with tree stumps for exploration
- 5. Picnic area with park benches

**Improved Biodiversity and Rainwater Management**

- 1. Meadows planting / re-wilding to grassy areas
- 2. Cut back trees to south border to increase sunlight
- 3. Improved planting to border beds
- 4. Pond to encourage wildlife and for use as an educational tool

Granville Road Play Area - Outline Landscape Proposal - 09.02.2023, Adam Khan Architects

- 3.2.37 Ultimately the investment will make a closed off and underused park, a useful community asset for local residents and community groups in South Kilburn.

**Heather Park Improvements**

- 3.2.38 Heather Park sits within an area of ongoing major regeneration and development in Alperton Housing Zone, located directly north of Grand Union. It is by far the single largest development site in Alperton being built out by St George for over 3,000 new homes. Infrastructure improvements are required to support this growth including improvements to parks and open space facilities.

3.2.39 The council completed enhancements to Heather Park playground in Alperton on 15 September 2023. The goal was to replace the ageing equipment and improve play experiences for young people. The improvements included installing new play structures, swings, trampoline, and wheelchair accessible roundabout, as well as new safety surfacing, seating and recycling bins. Accessibility for children of all abilities was a key consideration.

3.2.40 Key features:

- Open and colourful play structures encourage interactive play and exploration;
- Modern swings, slides, and trampoline provide physical and sensory stimulation;
- Rubber safety surfacing helps prevent injuries from falls;
- New benches for parents to supervise children; and
- More trees and shrubs to help boost local biodiversity (coming soon - planting season Autumn/Winter 2023).

**Image 21: Playground post to refurbishment (Source: LBB)**



### **Kensal Corridor Public Realm Improvement**

3.2.41 The Kensal Corridor scheme is a community-led movement and public realm improvement scheme, developed by Urban Flow working closely with the Kensal Consultative Group which was set up to help oversee community involvement in the project, and in collaboration with Transport for London and London Buses. The scheme was funded by £1,224,310 from TfL and £125,690 from Brent S106.

3.2.42 Kensal Corridor is an important orbital route for movement, notably for buses connecting the area with Willesden and the North Circular Road to the north and central London to the south and west. The northern section of the corridor, Chamberlayne Road and Station Terrace are characterised by a wide range of local shops, cafes, bars, restaurants, and Kensal Rise Overground station.



3.2.43 In recent years the area has come under substantial review and scrutiny by the local community, notably the number of buses and their impact on the local environment and air quality. Other issues identified as a result of extensive survey and community engagement done prior to the scheme design were:

- The impact of traffic and congestion on this constrained corridor.
- Poor bus access and reliability particularly within Station Terrace area.
- Poor pedestrian and cyclist environment – narrow, poorly maintained footways and pinch-points.
- Poor parking and lack of loading facilities.
- Lack of consistent materials, trees and soft landscaping.
- Street clutter and poorly maintained private shop fronts and courts.

**Image 22: Improvements adjacent to the overground station (Source: LBB)**



3.2.44 The key improvements delivered as part of the scheme were:

- Accessible environment – the removal of redundant phone boxes and cycle stands outside the Station, replaced with clearly marked bays, higher kerb accessible bus stops and three new pedestrian crossing with tactile paving. A new accessible public space outside Kensal Rise overground station was also provided.
- Improved Bus stops and bus movement – provision of accessible three bus stops including a new dedicated bus stop for route 302 at Station Terrace to mitigate the double-looping around the Station Terrace area and across Chamberlayne Road. Improved passenger waiting areas by widening pavement, installed three new bus stop shelters and improved the existing bus stands outside the Station and now can accommodate up to six buses at a time.
- Carriageway realignments and relocated residential parking outside the Overground Station to mitigate the impacts of parked vehicles on bus flows, bus stop accessibility, congestion and associated manoeuvring delay during busy periods of the day.
- Cycling improvements – a new segregated northbound cycle lane was introduced on Chamberlayne Road to assist those cycling uphill. The first green cycle shelter / storage and cycle hub in the borough was provided outside Kensal Rise Station including new 25 cycle stands along Chamberlayne Road.

- Pedestrian movement and safety - footways widened and a bespoke high quality and durable granite paving to encourage walking. Improvements to seating and lighting particularly outside the Station and two new controlled crossings along Chamberlayne Road to significantly improve pedestrian accessibility and road safety.
- Greening - to address concerns regarding CO2 and NOX levels in the area including flooding, we planted thirteen new trees and introduced new pocket parks along the Chamberlayne Road and Station Terrace including outside the Station, and greening of the big island outside Tesco.
- Public Realm and Street Furniture – new seating, cycle stands, litter bins, existing kerbs and bollards were used in the construction and all redundant street furniture were removed.

### **King Edward VII Park Improvements**

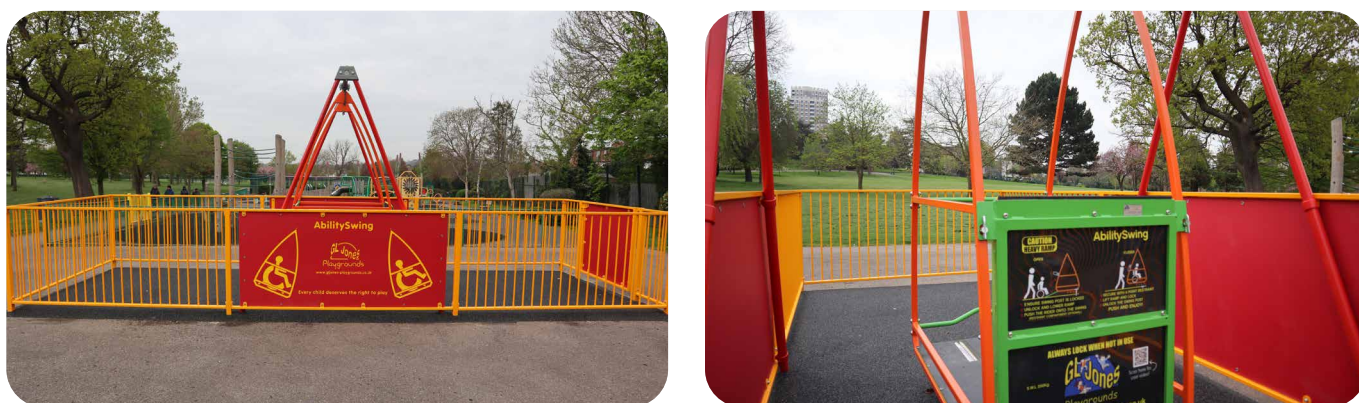
- 3.2.45 This project aims to bring the bowls club building back into use as a community hub and horticultural learning and education centre, also supporting an additional project for the repurposing of the bowling green area, with the creation of a Miyawaki Forest, which is being separately funded by Wates.
- 3.2.46 The project will modify the existing building to allow for its use by the wider local community, but specifically to allow it to meet the needs of those with Special Educational Needs (SEN).
- 3.2.47 A proportion of this funding will also be used to make the current washroom facilities accessible and install changing tables for larger children along with other adaptations to make the building itself more accessible.
- 3.2.48 Further internal works are planning to welcome visitors and make reference to its new use as a bookable centre for education learning for all including a statement mural across the wall and floor facing you as you enter the building. This will be designed in collaboration with a local artist to design a tree (a reference to the Miyawaki forest) with the roots (to invite learning/education) as well as reference to some of the habitats found in local parks.
- 3.2.49 External works include the clearance of any overgrown vegetation and sourcing planters to encourage food growing and education around biodiversity in the neighbouring space, next to the Miyawaki forest. Bee and bug hotels, bird and bat boxes will also be installed.
- 3.2.50 The community use will enable teaching the community about the environment and running workshops to allow people to also make their own bee, bug, bat and bird hotels and boxes and install them in their own garden, sharing the benefits of the centre to an even wider audience. At least one of the bird boxes will include a Wi-Fi camera which will allow for a live streaming feed, meaning that the project can reach Brent residents



on a much wider scale. It would also enable education and an opportunity for residents to learn and get a view of habitat that they wouldn't otherwise have access to.

- 3.2.51 In addition to the opening of the facility for the benefit of community learning and education, the provision of accessible toilet facilities would enable our current football teams to use the location during their matches, allowing for longer bookings and avoiding the additional costs of a provision of temporary toilets, which are expensive.
- 3.2.52 The existing playground at site already houses a number of inclusive play items. To enhance our play offering, a wheelchair accessible swing. This is the only one of its kind in a Brent council playground. The need was identified during meetings with the parks service and local parents and carers of children with special needs.

### **Image 23: Wheelchair accessible swing (Source: LBB)**



- 3.2.53 The project will allow for an increased interest in nature from birds to planting, encouraging a much wider range of involvement from the local community. The potential outcome is enhanced facilities and increased educational opportunities for park users as we would hope to build on the initial project creating an area of increased biodiversity. We hope to highlight the importance of the environment and with Park Lane Primary School next door we would hope that they would also benefit from the new learning space.

### **Launch It Enterprise Hub, 60 Neasden Lane - Affordable Workspace**

- 3.2.54 Launch It Neasden is Brent's newest enterprise hub and affordable workspace. The space was secured within the new mixed-use development at 60 Neasden Lane and is being delivered in partnership with Launch It to support aspiring entrepreneurs aged 18-30.
- 3.2.55 The scheme also contributes to the wider regeneration plans for the Neasden Stations Growth Area to provide affordable, flexible and hybrid workspaces for new businesses and employment.

- 3.2.56 Launch It focuses on helping tackle the rising youth unemployment rate, through the provision of workspace, bespoke business support, training, mentoring, networking, and access to funding that would otherwise be out of reach.
- 3.2.57 The intensive two-year incubation programme offers low rent on easy-in, easy-out terms, without any long-term contracts, thus allowing new entrepreneurs to start their businesses without taking unnecessary financial risks. Incubation starts with a subsidy of 50% of the local market rent, which steps up to a low commercial rent for the final six months. Budgeting for monthly rent ensures that young people are motivated to grow their business, learn how to plan ahead and manage their finances effectively.

**Image 24: Launch It Neasden building and two entrepreneurs (Source: LBB)**



- 3.2.58 After the incubation period, young entrepreneurs vacate their units, and the opportunity is made available to another new local start-up. Launch It supports exiting entrepreneurs to find new commercial premises and provides follow-up support for a further six months through their alumni mentoring programme.
- 3.2.59 The 600sqm office unit was secured by a S106 planning obligation to be let at no more than 50% market rent, with a basic fit-out. To make the space ready for occupation, the council's Regeneration Team made use of S106 affordable workspace commuted sums and contributed £140,000 to the partitioning and fit-out of the unit.
- 3.2.60 Launch It officially opened the space in September 2023 and provides 22 individual offices/studios and 20 desks for shared workspace/co-working. Launch It will work with over 50 young people per year at Start-Up Street supporting young people accessing new skills and training opportunities



to help them get a new job or start a business. 30 young people will participate in the first intensive two-year programme, and a further 25 young people will access mid-level training.

- 3.2.61 Delivering this incubation scheme will increase the number of business start-ups, support local spending and community wealth building, increase economic activity and physically improve the local area. The project also seeks to promote strong and successful local role models to inspire local young people and discourage anti-social behaviour.
- 3.2.62 Brent is home to over 15,000 enterprises, who employ over 130,000 people and generate a Gross Value Added to the economy of over £9 billion. 92% of businesses in Brent employ no more than nine people. Providing affordable workspaces for new and small businesses is vital to support a resilient and thriving Borough.

### **Leybourne Open Space**

- 3.2.63 Leybourne Open Space was blighted by significant anti-social behaviour that included large scale flytipping, rough sleeping in vehicles and unauthorised vehicle workshops in domestic garages.
- 3.2.64 A successful NCIL bid in 2019 was used to construct a tarmac perimeter road and low-level fence however, this left the open space itself still in need of work.
- 3.2.65 A combined NCIL and S106 contribution was allocated with the focus on improving biodiversity, community food growing and adding visual interest to the area.

**Image 25: New mural, community growing orchard and tree sculpture (Source: LBB)**



3.2.66 The improvement works included:

- Drainage improvements through the use of a natural depression to create a swale;
- Repainting all four metal gates and renewing aggregate on the access way;
- Wooden carvings cut from tree trunks and placed around the Open Space;
- A mural to add visual interest to the area;
- A park bench and signboard;
- Community Orchard;
- Wooden planters to allow flowers and vegetables to be grown by the residents; and
- Trees planted to improve biodiversity.

### **Sherrans Farm MUGA Mural**

3.2.67 Whilst it sits directly in the shadow of Wembley Stadium, Sherrans Farm is an open space that is not particularly well known by residents, other than those who live in the surrounding roads.

3.2.68 Ongoing anti-social behaviour made the MUGA and surrounding area dangerous due to not only broken fencing but also as many everyday park users were being pushed out. It has the potential to be a vibrant open space, providing opportunities for many underrepresented groups.

3.2.69 The aim of this project was not only to encourage more people into the space in order to combat the anti-social behaviour but to encourage greater sporting activity within our parks. We aimed to do this by celebrating our national heroes with a particular focus on female inclusion. Based on the findings in the 'Make space for us' report we hoped to provide a space where females could feel as welcome as their counterparts. The mural included a 'lioness' category and a girl's football match was held in honour of the start of the Women's world cup.

3.2.70 Three images were spray painted by Murwalls on to 2m x 1.8m boards and then secured to our multi-use games area fencing by local contractors. It was finished with an anti-graffiti coating to better protect the murals.

3.2.71 The artwork for the mural was voted for by the public, in three categories:

- Brent Legend - Stuart Pearce
- Wembley Lioness - Leah Williamson
- Wembley Lion - Marcus Rashford

3.2.72 The project has invited residents to get active and undertake activities in the multi-use games area where they may not have previously considered taking part.

- 3.2.73 We have also seen an increase in footfall to the park from people who have heard about the murals and wanted to see them in person.
- 3.2.74 The project has caught the attention of some famous faces with England Women's Captain and featured star Leah Williamson, discussing the project on a recent podcast by Murwalls and Talk Sport "Say It & Spray It"
- 3.2.75 Given the success of the project, the Parks Service hopes to build on this offering with additional installations in the future.

**Image 26: Vandalism pre-project and completed project (Source: LBB)**



**South Kilburn Primary School Multi-Use Games Area (MUGA)**

- 3.2.76 A central feature of the South Kilburn Estate Regeneration project is the South Kilburn Primary School MUGA, designed to be accessible to the wider public outside of school hours while maintaining school security.
- 3.2.77 This forms part of the wider project to redevelop the existing Masfield House, Wordsworth House, Dickens House, Carlton Vale Infant School and Kilburn Park Junior School sites. This crosses both Phase 3b and Phase 5 of the South Kilburn masterplan. The combined redevelopment will provide around 150 new homes, of which 35% will be for existing South Kilburn tenants. These new homes will be replaced with environmentally friendly homes that reflect the needs of today's community, including large family units to help tackle overcrowding.
- 3.2.78 This endeavour has been designed to breathe life into the community, creating an inviting, dynamic space that fosters growth and connectivity. At the core of this project lies a vision of community and progress. The aim is to create a vibrant hub that not only serves the educational needs of the area but also becomes a symbol of unity and aspiration.



- 3.2.79 The project serves as a catalyst for growth, benefiting both the immediate community and the broader borough, including spaces like a learning kitchen, art room, music practice area, and hall, fostering lifelong learning and engagement and the MUGA with enhanced sports facilities, accessible to both the school and the community, promoting better health and well-being for all. Shared facilities and coordination strengthen community bonds, fostering a sense of togetherness.

**Image 27: Image of proposed school (Source: LBB)**



### **South Way Pedestrian Access**

- 3.2.80 In March 2021, a feasibility study was undertaken to provide a safe pedestrian route for large volumes of pedestrians using South Way on Wembley Stadium Event Days whilst ensuring that the remaining one-way section of South Way remains safe for through traffic and for vehicles accessing Poppin Business Centre.
- 3.2.81 This study identified options to discourage an illegal eastbound movement between the Poppin forecourt and the new coach parking facility at the Pink Car Park. It also recognised that there is an opportunity to enhance the public realm on the link to safely accommodate up to 15,000 people on event days. Vehicle constraints and widened curtilages will also serve as a protected zone for spectator movement on event days.
- 3.2.82 In May 2022 additional funding was secured from S106 to make these improvements. The council consulted on the proposed improvements in December 2022. Detailed design of the scheme is currently underway and the scheme is due to be completed by March 2024.

### 3.2.83 Improvements include:

- Footpath improvements outside Poppin Business Centre including widening to improve accessibility and road safety for pedestrians. Decluttering of barriers, signs, and posts where possible to provide more space for walking and cycling. This will improve the look, feel and attractiveness of South Way and improve road safety for all road users.
- A new parallel zebra crossing on First Way will be introduced to replace the existing uncontrolled crossing and refuge islands reducing crossing distances for pedestrians and cyclists and improving road safety for all road users particularly pedestrians.
- Cycling facilities to improve safety and encourage active and sustainable travel.
- Road narrowing and speed reduction, South Way to be reduced to a single westbound lane and the existing speed table will be extended the whole junction with First Way. This will help reduce the speed of vehicles and pedestrians crossing the road. South Way will also be raised to pavement levels on the approach to First Way. This will improve road safety for all road users.

# **4. Section 278 Highway Agreements**



## 4.1 Overview

- 4.1.1 Section 278 (S278) of the Highways Act 1980 allows a developer to carry out works to the public highway. This is generally necessary where planning permission has been granted for a development that requires improvements to, or changes to, public highways.
- 4.1.2 During 2022/23 the council entered into six S278 highways agreements. The associated developments along with the description and value of these highway works are outlined below.

**Table 14: S278 agreements in 2022/23**

<b>Development</b>	<b>Stuart Road Chippenham Gardens</b>
Description of works	Adoption of existing housing estate road
Value of works	£119,262.1
Status	Works complete – in defect period
<b>Development</b>	<b>133-137 Kilburn Lane, W10 4AN</b>
Description of works	Footway widening and provision of in footway loading place
Value of works	£26,484.00
Status	Works complete – in defect period
<b>Development</b>	<b>SW01 and 02, South Way</b>
Description of works	New crossover and footway upgrade works in South Way and strengthening works to western side ramp at White Horse Bridge
Value of works	£479,831.52
Status	Works complete – in defect period
<b>Development</b>	<b>Fairview Homes, Lakeside Drive</b>
Description of works	New shared cycle path to the northern side of Coronation Road, Various crossovers, footway reinstatement and provision of a in footway loading place in Lakeside Drive
Value of works	£371,437.72
Status	Works complete – in defect period

<b>Development</b>	<b>Minavil House, Ealing Road</b>
Description of works	Ealing Road / Bridgewater Road new pedestrian crossing at the signalled junction and footway realignment
Value of works	£162,299.00
Status	Works complete – in defect period
<b>Development</b>	<b>Alperton Ford, Ealing Road</b>
Description of works	Glazier Way – rear access widening to accommodate HGV access and Ealing Road provision of pedestrian phase at northern arm of Carlyon Road signal, reconstruction of footway and provision of crossover to facilitate one way access to cars only
Value of works	£240,757.60
Status	Works complete – in defect period

# Appendices

# Appendix 1

**Table 1: Allocated NCIL projects and spend in 2022/23**

Project	Summary of project	Brent Connects area	NCIL allocated	NCIL spend
City of London Corporation	This project will improve the children's sandpit at Queens Park.	Kilburn & Kensal	£45,000.00	£30,000.00
Charteris Sports Club	Project will deliver free sports and basketball sessions for 11-16 and 16-19 year olds.	Kilburn & Kensal	£26,400.00	£13,200.00
Creative Genies	Project is focused around delivering a creative venture around a disused piece of land around Premier Corner and Salusbury Road.	Kilburn & Kensal	£21,396.00	£10,698.00
Cycletastic	'Learn, Fix, Ride' will be offered to provide cycling lessons to residents aged 9-90 years old.	Kilburn & Kensal	£46,767.00	£0.00
Kensal Green Under Fives	This project will see the improvement of the garden space to improve the play and learning experiences of 160 children and families.	Kilburn & Kensal	£20,000.00	£10,000.00
Kilburn State of Mind	A community hub that will provide free education, training and support to the community.	Kilburn & Kensal	£46,000.00	£46,000.00
The Angels Initiative Ltd	100 children will be able to benefit from accessing cheerleading sessions for children aged 6-15 years old.	Kilburn & Kensal	£49,000.00	£24,500.00
The Sheriff Centre	This project will provide debt advice once a week for two years.	Kilburn & Kensal	£32,032.00	£16,016.00

<b>Project</b>	<b>Summary of project</b>	<b>Brent Connects area</b>	<b>NCIL allocated</b>	<b>NCIL spend</b>
Treasure Sports Club	This project will deliver an after school club based at Moberly Sports Centre supporting 50 vulnerable children aged 3-6 years old.	Kilburn & Kensal	£20,000.00	£10,000.00
Ultra Education CIC	This project will provide an entrepreneurship weekend club for 60 children aged 8-12 years old.	Kilburn & Kensal	£43,405.00	£21,702.00
2nd Kingsbury Scout Group	Improve the lodge to provide more outdoor adventure facilities	Kingsbury & Kenton	£9,000.00	£9,000.00
27th Willesden Scout Group	Improvement of the grounds and facilities	Kingsbury & Kenton	£10,000.00	£10,000.00
8th Kenton Scout Group	Refurbishment of building	Kingsbury & Kenton	£7,000.00	£7,000.00
Barn Hill Conservation Group	Refurbishment of the barn in Roe Green walled garden	Kingsbury & Kenton	£45,700.00	£35,000.00
Brook Way Community Biodiversity Project (BWCBP) CIC	Development of biodiversity guardians	Kingsbury & Kenton	£46,941.00	£24,000.00
Bush Farm Collective CIC	Refurbishment of barn in Fryent Park	Kingsbury & Kenton	£47,000.00	£23,500.00
Chalkhill Community Centre	Creation of two kitchen spaces in the community centre	Kingsbury & Kenton	£28,450.00	£14,225.00
Daniel's Den	Opening of a Daniel's Den parent and toddler group	Kingsbury & Kenton	£13,484.00	£13,484.00

<b>Project</b>	<b>Summary of project</b>	<b>Brent Connects area</b>	<b>NCIL allocated</b>	<b>NCIL spend</b>
Loud Futures	After school club to mentor young people in media and music	Kingsbury & Kenton	£33,800.00	£16,900.00
Preston Mall Youth & Community Centre	Renovation of the community centre	Kingsbury & Kenton	£29,500.00	£18,000.00
Shree Swaminarayan Mandir, Kingsbury	Ecological training and environmentally conscious behaviour change	Kingsbury & Kenton	£27,030.00	£13,515.00
Silver Jubilee Park (Charitable) Foundation	Delivery of physical facilities in the park by qualified coaches	Kingsbury & Kenton	£21,280.00	£10,640.00
SMVS	IT infrastructure for community centre	Kingsbury & Kenton	£30,815.00	£30,815.00
Urban Growth Learning Gardens Cic	Creation of a sensory garden at Tudor Gardens	Kingsbury & Kenton	£50,000.00	£25,000.00
Asian People's Disability Alliance Ltd.	This project will focus on making the building more accessible to those with disabilities and elderly residents. The existing space will be adapted to meet the needs of users and improve the facilities available.	Harlesden	£50,000.00	£0.00
Beyond Sports Education Foundation	Delivered at the Pavilion sports centre, this project is designed to support Brent mental health service users. It will increase their engagement in physical activity, develop greater sense of belonging and reduce the stigma linked to mental health.	Harlesden	£48,990.00	£24,495.00

<b>Project</b>	<b>Summary of project</b>	<b>Brent Connects area</b>	<b>NCIL allocated</b>	<b>NCIL spend</b>
Connect Stars	This project will enable young people to come to Church Road, Unity Centre on Tuesdays and Thursdays from 5-8pm to learn new skills in music, cooking, sports, and make new friends in a safe space. Aiming to engage with young people aged 9-19 years old.	Harlesden	£35,000.00	£17,500.00
Elders Voice	This project will bring people of different generations together to meet and build relationships. These designers will create a space that enhances community cohesion.	Harlesden	£49,500.00	£24,750.00
Harlesden Ummah Community and wellbeing centre	This project will provide a safe space for residents of all backgrounds and faiths to engage in health and well-being activities.	Harlesden	£18,000.00	£18,000.00
Jason Roberts Foundation	Delivered at Bridgestone Arena, this project will provide sport for children with physical and learning disabilities (SEND). It will be delivered at weekends and during school holidays offering a range of sports, and activities.	Harlesden	£45,837.00	£21,918.50
Kore Development Charity	This project will be delivered at a local school or community centre and will offer a full-time holiday scheme for children aged between 5-16 years. The scheme open to BAME young people will run from Monday to Friday during school holidays and for three weeks during the summer holiday.	Harlesden	£39,500.00	£19,750.00
PLIAS Resettlement	Stepping UP will help black led churches support domestic violence victims in order to protect the safety of women around Harlesden.	Harlesden	£30,700.00	£15,350.00

<b>Project</b>	<b>Summary of project</b>	<b>Brent Connects area</b>	<b>NCIL allocated</b>	<b>NCIL spend</b>
Sovereign Comics Limited	Delivered at Freeman Family Centre, this project is aimed at children from the African and Caribbean communities in school years 4-6. The project will provide training in a number of skills, including script writing, comic illustration, journalism and digital video production.	Harlesden	£48,274.42	£24,137.21
Sufra NW London	This project will build an Eco Cabin at St Raphael's community garden. This will be fitted with solar panels to provide electricity for the whole garden, including lights, Wi-Fi and power tool outlets. This will increase the garden's use and cut the carbon footprint.	Harlesden	£43,000.00	£0.00
AFC Wembley	This football focused project, called Strikez and Skillz, aims to address obesity, health, safety and employment for young people aged 16-18 years from BAME backgrounds.	Wembley	£16,140.00	£10,000.00
Ansar Youth Project	This project will run a youth club from Wembley Youth Centre supporting up to 250 young people, providing them with training and club activities during the school holidays.	Wembley	£49,422.00	£24,711.20
Community Action on Dementia in Brent (CAD Brent)	This project will support six dementia cafes in Wembley at:  St Johns, Barham Park, St Cuthbert's, Gujarati Group, Ascension, and St Andrews.	Wembley	£30,000.00	£15,000.00
Fore Vision Ltd	This project will improve Monks Park. Extra equipment to support the existing playground or an additional playground will be installed. We would also like to see an outdoor gym.	Wembley	£49,438.00	£0.00



<b>Project</b>	<b>Summary of project</b>	<b>Brent Connects area</b>	<b>NCIL allocated</b>	<b>NCIL spend</b>
Glen and More Rents Ltd	This project will brighten up the paving area around Glenmore Parade with planters and benches.	Wembley	£5,000.00	£5,000.00
Islamic Cultural Centre	This project will create an after school homework club for young people. Mature learners will also be able to use this space. They will be able to access a computer suite to learn and upskill in English, Maths and IT skills.	Wembley	£50,000.00	£40,000.00
Justice for litigants in person Charity	This project will help the community to empower them to take charge of their lives and help with rehabilitation after Covid and lockdown. This will safeguard residents from becoming homeless and teach good management of financial debt.	Wembley	£45,000.00	£22,500.00
Nutrition Ed UK	The Early Years 'Healthy Body Healthy Mind' resources will improve health inequalities through better nutrition in early years by providing simple resources which will be accessible to all children in nursery and schools.	Wembley	£20,100.00	£10,050.00
Set Them Up Foundation	This project will deliver lessons in Brent secondary schools and colleges for students aged 15-18 on financial planning, mortgage and rentals, investments and pensions.	Wembley	£50,000.00	£50,000.00
Stonebridge Boxing Club	A sports, health and community hub will be developed by renovating the pavilion in Wembley's King Edward's Park.	Wembley	£50,000.00	£38,000.00

<b>Project</b>	<b>Summary of project</b>	<b>Brent Connects area</b>	<b>NCIL allocated</b>	<b>NCIL spend</b>
Young Male Leaders	This programme aims to provide supplementary education to help boys (aged 7-14) in Brent to master necessary life skills and disciplines.	Wembley	£5,000.00	£5,000.00
Ashford Place	This project will allow Ashford Place in Cricklewood to extend the opening hours on Tuesdays and Thursdays from 6pm to 9pm. This will provide residents with additional support for housing and employment. The café, facilities and other activities such as live music, open mic evenings, and singing sessions will also be able to take place.	Willesden	£14,076.00	£14,076.00
Boom-wow Theatre	Free and accessible weekly drama workshops for adults with learning disabilities and/or neuro-diversities such as autism. The project will be run over the course of 12 months and aims to reduce social isolation for this group of Willesden residents and positively contribute to their confidence and wellbeing.	Willesden	£23,512.00	£23,512.00
Brent Carers Centre	A Carers Inclusion & Wellbeing Project will be delivered over 12 months. The project is needed to meet rising demand for carer support, to increase Brent Carers Centre's capacity to give local carers relevant advice, alongside a programme of respite activities and training to improve carer's skills and wellbeing.	Willesden	£48,669.00	£24,349.50

<b>Project</b>	<b>Summary of project</b>	<b>Brent Connects area</b>	<b>NCIL allocated</b>	<b>NCIL spend</b>
Central Mosque of Brent	A community space will be built on the ground floor of the mosque, with easy wheelchair and direct access off Station Parade. This proposed area would be available for the whole community to use.	Willesden	£29,500.00	£29,500.00
Coles Green Tennis Club	This project will resurface three tennis courts and allow everyone to play in a safe environment.	Willesden	£49,000.00	£49,000.00
Destiny Boxing Club	This project would extend the existing facilities to improve access for female boxers and the disabled. The club currently caters for around 150 young and older people – the extension will help this grow to over 300 people across the community.	Willesden	£49,500.00	£30,000.00
Free the forgotten	We will run an After School Club for 6-18 year olds to help with homework and take part in recreational activities. This will also support parents and carers. We would like to start in September 2022, and run for a year.	Willesden	£15,314.00	£15,314.00
Hilltop Circle	A mentoring programme will support a group of girls aged 16-25 years old to build communications skills with young people. The project will be delivered out of school hours, with a mixture of weekdays and weekend sessions at Capital City Academy.	Willesden	£26,676.00	£13,338.00
Michael Styles - Save a London life	Kick-starting a free six week youth training programme for young people under 18 in hairdressing, barbering skills, beauty and facial treatments in the summer holiday.	Willesden	£9,500.00	£9,500.00

<b>Project</b>	<b>Summary of project</b>	<b>Brent Connects area</b>	<b>NCIL allocated</b>	<b>NCIL spend</b>
Sterling Academy Youth Ltd (SAY)	The project will engage through structured workshops on a variety of different topics delivered by qualified teachers and facilitators from ethnic minority communities.	Willesden	£22,000.00	£11,000.00
Sunah's Crisis Team	Based at the Lewinson Centre in Willesden, this project for people aged 50 and over will provide a sit down (or food delivery) hot meal once a week for one year.	Willesden	£31,000.00	£15,500.00
Willesden Seventh-day Adventist church	The aim of this project is to expand this service to support 300 people per week to receive a daily nutritious hot meal. Food delivery will also be provided for the most disadvantaged residents.	Willesden	£48,753.00	£24,376.50
Yardstyle	This project will offer cooking classes to all ages of the community. It will show residents, particularly young people how to cook low-budget meals. Successful students will be interviewed and offered a job.	Willesden	£33,000.00	£16,500.00
		<b>Totals:</b>	<b>£1,929,401.42</b>	<b>£1,095,322.91</b>

# Appendix 2

**Table 1: S106 infrastructure projects allocated money in 2022/23 and their spend**

Project type	Project	S106 allocated	S106 spent	Expected completion	Ward
Capital Programme	Brent Indian Community Centre (19 Dudden Hill Lane) Affordable Housing	£1,200,000.00	£1,200,000.00	Completed	Willesden Green
Capital Programme	Church End Affordable Housing	£1,200,000.00	£1,200,000.00	Completed	Dudden Hill
Capital Programme	Learie Constantine Centre (39-47 Dudden Hill Lane) Affordable Housing	£1,200,000.00	£1,200,000.00	Completed	Willesden Green
Capital Programme	Preston Community Library Affordable Housing	£658,701.36	£658,701.36	Completed	Preston
Parks	Bramshill Park Project	£28,186.84	£0	Completion Summer 2023	Harlesden
Parks	Gladstone Park Box Hedge	£8,745.00	£8,745.00	Completed	Dollis Hill
Parks	Heather Park Improvements	£99,300.78	£49,650.39	Completion Summer 2023	Alperton
Parks	King Edwards Park	£123,872.33	£0	End 24/25	Wembley Central
Parks	Leybourne Open Space	£26,919.38	£15,797.40	Completion Autumn 2023	Queensbury
Parks	Northwick Park Bins	£5,000.00	£4,390.00	Completion Spring 2023	Northwick

Project type	Project	S106 allocated	S106 spent	Expected completion	Ward
Regeneration	WHZ - Cecil Ave. & Ujima House	£1,189,343.77	£0	End 26/27	Wembley Hill
South Kilburn Regeneration	Granville Open Space	£23,217.08	£0	End 24/25	Kilburn
South Kilburn Regeneration	New South Kilburn School MUGA	£112,158.13	£0	End 27/28	Kilburn
Sustainability	Decentralised Energy Network* (Phase 2)	£763,193.40	£171,531.01	End 26/27	Kilburn
Transportation	Chevening Road School Street Feasibility	£6,281.25	£0	End 24/25	Queens Park
Transportation	Dudden Hill Lane Zebra Crossing	£9,362.49	£0	Completion Spring 2023	Dudden Hill
Transportation	Kensal Corridor Public Realm Improvement	£139,479.74	£13,789.66	Completion Summer 2023	Queens Park
Transportation	Pedestrian Access & Signage to Pink Coach & Car Park	£10,000.00	£1,009.00	Completion Autumn 2023	Tokyington
Transportation	South Way & First Way Pedestrian Access Improvements	£75,973.66	£1,990.00	End 23/24	Tokyington
Transportation	Wembley Transport Improvements	£75,438.25	£8,460.00	End 23/24	Tokyington
	<b>Totals:</b>	<b>£6,955,173.46</b>	<b>£4,534,063.82</b>		

\*Additional allocation to existing S106 project

**Table 2: S106 non-infrastructure projects allocated money in 2022/23 and their spend**

Project type	Project	S106 allocated	S106 spent	Expected completion	Ward
Parks	Sherrans Farm MUGA Mural	£6,261.97	£0	Completion Summer 2023	Tokynghon
Regeneration	Affordable Workspace, 10-11 Watkin Road*	£117,850.57	£0	End 24/25	Wembley Park
Regeneration	Affordable Workspace, Launch It Enterprise Hub, 60 Neasden Lane	£143,533.12	£61,925.00	Completion Summer 2023	Dudden Hill
Sustainability	CO2GO Pot 1	£400,000.46	£8,325.00	End 24/25	Borough wide
Sustainability	CO2GO Pot 2	£100,000.00	£100,000.00	Completed	Borough wide
Sustainability	Schools & Homes Carbon Reduction	£2,125,705.62	£0	Decommissioned, but earmarked for future Carbon Reduction projects	Borough wide
Transportation	Dollis Hill CPZ	£27,137.10	£0	End 24/25	Dollis Hill
Transportation	Extension to 20mph zone in Fulton Road	£10,000.00	£0	End 23/24	Tokynghon
Transportation	Tokynghon Parking Review	£20,000.00	£0	End 23/24	Tokynghon
	Totals:	<b>£2,950,488.84</b>	<b>£170,250.00</b>		

\*Additional allocation to existing S106 project

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