



# Brent

## Cabinet

**Monday 9 December 2024 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)	Leader of the Council & Cabinet Member for Housing, Regeneration, Planning & Growth
M Patel (Vice-Chair)	Deputy Leader and Cabinet Member for Finance & Resources
Donnelly-Jackson	Cabinet Member for Resident Support & Culture
Farah	Cabinet Member for Public Safety & Partnerships
Grahl	Cabinet Member for Children, Young People & Schools
Nerva	Cabinet Member for Community Health & Wellbeing
Rubin	Cabinet Member for Employment, Innovation and Climate Action
Krupa Sheth	Cabinet Member for Environment & Enforcement

**For further information contact:** James Kinsella, Governance Manager, Tel: 020 8937 2063; Email: 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**

**1 Apologies for Absence**

**2 Declarations of Interest**

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.

**3 Minutes of the Previous Meeting** 1 - 18

To approve the minutes of the previous meeting held on Tuesday 12 November as a correct record.

**4 Matters Arising (if any)**

To consider any matters arising from the minutes of the previous meeting.

**5 Petitions (if any)**

To consider any petitions for which notice has been received in accordance with Standing Order 66.

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

To consider any items referred by either the Community Wellbeing or Resources & Public Realm Scrutiny Committees.

## Neighbourhoods and Regeneration reports

**7 Infrastructure Funding Statement 23/24** 19 - 90

This report introduces the Council's fifth Infrastructure Funding Statement (IFS), prepared in line with the Community Infrastructure Levy (CIL) Regulations.

**Ward Affected:**  
All, excluding parts of Alperton, Harlesden and Kensal Green,

**Lead Member:** Leader & Cabinet Member for Housing, Regeneration, Planning & Growth (Councillor Muhammed Butt)  
**Contact Officer:** Martin Paglione Holley - Infrastructure Planning Team Leader  
Tel: 020 8937 4811

Stonebridge  
and Tokyngton  
where Old Oak  
and Park Royal  
Development  
Corporation is  
the Local  
Planning  
Authority.

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

**8 Request for Strategic Community Infrastructure Levy Allocation for the South Kilburn Primary School and South Kilburn Urban Park** 91 - 108

This report seeks Cabinet approval for use of Strategic Community Infrastructure Levy (SCIL) funding to deliver a new build primary school and enhancements to the South Kilburn Open Space as social infrastructure projects within the South Kilburn Regeneration Programme.

**Ward Affected:**  
Kilburn, Queens  
Park

**Lead Member:** Leader & Cabinet Member for  
Housing, Regeneration, Planning & Growth  
(Councillor Muhammed Butt)

**Contact Officer:** Archika Kumar, Head of Estate  
Regeneration  
[archika.kumar@brent.gov.uk](mailto:archika.kumar@brent.gov.uk)

**Partnerships, Housing & Resident Services reports**

**9 Corporate Performance Q2 2024-25 report** 109 - 128

This report and the performance scorecard (attached as Appendix A) sets out the position on the Council's performance in Q2 2024-25. 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:** Cabinet Member for  
Employment Innovation & Climate Action  
(Councillor Jake Rubin)

**Contact Officer:** Tom Pickup, Policy and  
Performance Manager  
Tel: 020 8937 4116  
[tom.pickup@brent.gov.uk](mailto:tom.pickup@brent.gov.uk)

**10 Exclusion of Press and Public**

No items have been identified in advance of the meeting that will require the exclusion of the press and public.

**11 Any other urgent business**

Notice of items to be raised under this heading must be given in writing to the Deputy Director Democratic Services or their representative before the meeting in accordance with Standing Order 60.

**Date of the next meeting:            Wednesday 15 January 2025**



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 Tuesday 12 November  
2024 at 10.00 am

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

Also present: Councillor Long (for Item 5)

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

Apologies for absence were received from Councillor Rubin (Cabinet Member for Employment, Innovation and Climate Action) and from Alice Lester (Corporate Director Neighbourhoods and Regeneration) with Gerry Ansell (Director Inclusive Regeneration & Employment) attending as her representative along with Rachel Crossley (Corporate Director Health & Wellbeing) with Rhodri Rowland (Director Strategic Commissioning & Capacity Building) attending as her representative.

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

Councillor Nerva declared a personal interest in relation to Agenda Item 7 (Draft Budget 2025 -26) as a member of the North West London Integrated Care Board given the link between NHS funding and delivery of services across the borough.

No other declarations of interest were made during the meeting.

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

Cabinet **RESOLVED** that the minutes of the previous meeting held on Monday 14 October 2024 be approved as a correct.

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

None.

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

##### 5.1 **Keeping Brent's Streets clear from clutter**

Councillor Muhammed Butt (as Leader of the Council) welcomed Mr Rehan Khan to the meeting, who had been invited to speak in support of a petition containing 174 signatures requesting the Council take action to ensure its pavements were kept free of clutter, including dockless bikes in order to ensure pedestrian safety. In thanking the Leader of the Council for the opportunity to present the petition, Mr Khan began by highlighting the major concern for residents in relation to the management of dockless e-bikes across the borough, specifically those operated

by Lime, which he pointed out were cluttering pavements and creating obstructions, particularly for wheelchair users, children in pushchairs and the blind or partially sighted residents. In terms of actions to address these concerns, the petitioners felt that limiting the number of dockless e-bikes in the borough would not solve the issue and that there was a need for better management and control in relation to their operation and authorised use. Referring to research on bike use in other European countries, Mr Khan highlighted that over 60% of residents in Copenhagen used bikes as a mode of transportation with very low reports of them creating clutter or causing a nuisance or danger to pedestrians. In referring to a petition he had submitted a number of years previously, Mr Khan highlighted the positive measures which had been introduced to improve pavements along Salmon Street on which the progress made was now at risk as a result of the nuisance being created by dockless e-bikes being abandoned or improperly parked in the area and with concern also expressed at any potential costs associated with personal injury or insurance claims relating to any hazards created as a result. In summing up, Mr Khan hoped the Council would be able to use its influence to secure enhanced measures were introduced to control and manage dockless e-bikes given the concerns highlighted in an aim to ensure that pavements were free of clutter across the borough.

As a supporter of the petition, Councillor Long was also invited to address Cabinet who felt it important to note that in addition to dockless bikes the petition was also focussed on the need to keep pavements free from other general clutter. Whilst recognising the work undertaken with Lime as the dockless e-bike operator in Brent, she highlighted the issue also being created by other providers operating in the borough, such as Human Forest, which involved similar issues being experienced and was keen to ensure these concerns were also addressed as part of the Council's wider response. Highlighting further concerns with regard to the technology supporting the operation of dockless e-bikes, Councillor Long felt that the issues identified could not be resolved until this was also addressed preventing bikes from being hacked.

In response, Councillor Krupa Sheth (as Cabinet Member for Environment and Enforcement) thanked Mr Khan and Councillor Long for attending Cabinet in order to ensure the views of those supporting the petition were presented. She highlighted that the Council shared the petitioners' commitment to keeping pavements safe, uncluttered and accessible for everyone, especially pedestrians with the Council seeking to actively hold Lime to rigorous account through a comprehensive plan designed to prevent pavement obstructions. In responding to the points raised within the petition, Councillor Krupa Sheth shared the frustrations regarding the hacking of dockless e-bikes and confirmed the Council had also met with other dockless bike operators on the issue.

In detailing the agreement reached with Lime, Councillor Krupa Sheth highlighted that stricter parking requirements and designated bays would be introduced, with a funding commitment from both Lime and TfL to provide an additional 200 parking bays in the borough to significantly reduce the likelihood of the bikes obstructing pavements. There would also be a reduction in Lime's fleet in Brent by 30% and an increase in the local staffing team by 75% to ensure quicker response times for reported issues, with a commitment to removing reported bikes within two hours and the revised operational arrangements subject to regular monitoring and ongoing performance review through newly established Key Performance



Indicators. Provisions for safety and local investment were also being introduced, which included speed restrictions and restricted access in designated high-traffic areas. It was confirmed that any fines from abandoned or improperly parked bikes would be reinvested into Brent's community through the Brent Together for Net Zero grant scheme also adding social value to enforcement efforts. Councillor Krupa Sheth ended her response by stating that she believed this negotiated approach served the community best, as she felt an outright ban would not guarantee compliance and could lead to dockless e-bikes still being used in Brent without the same level of control. In terms of national regulation, she confirmed the Council's active support of campaigns seeking stronger regulation around e-bike management but until this was in place the Council remained confident that the current agreement with Lime would provide the best balance in terms of accessibility, safety and control. Residents were also encouraged to continue sharing their experiences and reporting instances of inappropriately parked Lime bikes and to participate in the upcoming residents forums where Lime representatives would be present in order to help shape the Council's ongoing approach as well as ensuring the necessary level of compliance and accountability.

In thanking Councillor Krupa Sheth for her response, Councillor Muhammed Butt (as Leader) also took the opportunity to assure the petitioners that the concerns raised in relation to technology and the hacking of e-bikes had been raised with Lime and conversations involving other dockless e-bike operators also continuing to ensure the effective management of their bikes across the borough. In thanking Mr Khan and Councillor Long for presenting the petition he ended by confirming the Council would continue to hold Lime and any other companies to account to ensure they worked with the Council and residents in a manner that kept people safe with a strict enforcement approach applied where this was not felt to be the case.

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

There were no items referred from either the Community Wellbeing or Resources & Public Realm Scrutiny Committees.

**7. Draft Budget 2025/26**

Councillor Mili Patel (Deputy Leader and Cabinet Member for Finance & Resources) introduced a report which set out the Council's budget proposals for 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 introducing the report, Councillor Mili Patel began by thanking officers involved for their efforts in preparing the draft budget proposals with the detail provided reflecting the Council's ongoing commitment to undertaking the budget setting and consultation process as transparently as possible involving key stakeholders such as local residents, business and other key stakeholders including the scrutiny function. Despite the considerable efforts to maintain financial control, the operating environment and wider economic context faced by the Council remained volatile. Since 2010, members were reminded that the Council had lost at least £222m from its core budget with the impact having been felt by everyone who lived and worked in the borough. Whilst recognising the efforts made to innovate,

identify efficiencies and generate income members were advised these measures alone would no longer be sufficient over the longer term with the need identified, as a result, to deliver £16m worth of cuts during 2025-26 in order for the Council to be able to continue standing still with the challenging nature of these additional cuts fully acknowledged for residents, staff and members alike. Without intervention, however, members were advised the risk of being able to move back to financial sustainability would become more difficult.

In highlighting how local authorities such as Brent were not alone in facing these challenges, with 18 Council's having to apply to the Government for Exceptional Financial Support and 1 in 4 identified as likely to require emergency support over the next two years, members also noted how the sector had also become the government's emergency provider of last resort delivering more services than ever before. This had involved picking up the challenges and costs in relation to areas such as children and adult social care and the housing crisis, making it increasingly difficult to explain to local residents how the financial burden in relation to Council Tax had been shifted to cover these pressures.

Whilst the government had now changed, and Chancellor's Autumn Statement had outlined a range of measures aimed at fixing the foundation of the economy and delivering a renewed focus on public services the challenges and pressures facing the Council remained the same and, it was highlighted, would now require a fundamental shift in approach given the ongoing impact of austerity. Highlighting the savings proposals identified for 2025-26 within Appendix A & B of the report 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) which had been designed to enable the Council to set a balanced budget, Councillor Mili Patel recognised the challenging nature of their delivery with the options representing an aggregate of choices it was pointed out the Council would have preferred not to have been required to make.

In concluding her introduction, Councillor Mili Patel once again highlighted how challenging and difficult development of the budget proposals had been. Cabinet Members and officers were thanked for their support in the process with it noted that the priority remained to protect residents across the borough and in doing everything possible to ensure a safety net continued to be provided for the most vulnerable with the Council committed, in advance of the Local Government Financial Settlement, to taking the tough decisions required to deliver a balanced budget and minimise impact on the delivery of frontline services.

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 and ensure the Council's resources were being used as effectively as possible.

In terms of specific proposals and priorities, members welcomed:

- the ongoing commitment to strengthening Public Realm in order to ensure Brent remained a welcoming and vibrant place supported by ongoing investment in maintaining the borough's streets, highways, and public spaces

designed to create a cleaner, greener safer and a more accessible environment. The opportunity was also taken to outline the Council's commitment towards sustainability and improved recycling outcomes including not only the Extended Producer Responsibility Scheme but also an expansion of the garden waste collection service , making it easier for residents to participate in reducing waste and supporting recycling.

- The priority in seeking to maintain the wellbeing of residents across the borough given the pressures being experienced as a result of the cost-of-living crisis. This included an extension of the Resident Support Fund, to ensure those most in need continued to have access to resources and assistance including food and energy vouchers and emergency aid as a safety net. In addition, members welcomed the enhancements being delivered in relation to hub provision across the borough including redevelopment of the Wembley Hub Space and the New Horizon hub which it was felt demonstrated the Council's dedication to safeguarding the welfare of the borough's residents, fostering resilience, and building a Brent where everyone had the support they needed to thrive.
- The priority (recognising the financial constraints identified) to maintaining a focus on community safety in seeking to ensure neighbourhoods across the borough remained secure and resilient and able to foster a sense of well-being and security.
- The ongoing 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 through the expansion of Supported Living provision as a longer term alternative strategy to residential care) and in addressing the pressures and challenges in relation to services for children and young people (including support being provided through the Family Wellbeing Centres, 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. In noting the increased investment being prioritised by the Government in relation to the National Health Service members also recognised the importance of the ongoing collaboration and partnership work to ensure services (including prevention and community support) were being delivered in a coordinated way across the North West London region

In summing up Councillor Muhammed Butt highlighted the need to recognise the significant financial pressures and challenges that continued to be faced by the Council in seeking to set a balanced budget and operate in a financially sustainable and resilient way given the cuts in core Central Government funding since 2010, increasing burden falling on Council Tax payers as a result and reduction in number of Council staff. Whilst continuing to innovate and generate efficiencies, the opportunity was taken to reiterate that these measures on their own would no longer be enough to support the Council in the future which had resulted in the new savings proposals identified. These had included £4.4m of savings from services and £5m resulting from proposed changes to Council Tax Support, which, if approved following consultation and scrutiny, would need to be implemented during 2025-26 in addition to a further £6.5m of operating efficiencies in order to enable a balanced budget to be set, recognising the provisional Local Government Funding

Settlement still be announced and assumption on which the 2025-26 budget proposals had been based, as outlined in section 5.25 of the report.

In highlighting the focus to ensure the budget process remained priority led with resources aligned towards delivery of statutory responsibilities and the Council's core strategic as set within the Borough Plan, the Leader 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 set out 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 2025/26.
- (4) To endorse the approach to the statutory process of consultation, scrutiny and equalities between November 2024 and February 2025, as set out in section ten of the report.
- (5) To endorse the changes to the technical budget assumptions underpinning the budget, as set out in section six and 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 eleven of the report.
- (7) To note the position with regard to the Housing Revenue Account, as set out in section twelve of the report.
- (8) To note the position with regard to the Capital programme, as set out in section thirteen of the report.

## 8. **Complaints Annual Report 2023-24**

Councillor Mili Patel (as Deputy Leader and Cabinet Member for Finance and Resources) introduced a report detailing the Council's complaints performance for the period 1 April 2023 to 31 March 2024. The report focused on the nature of complaints and the learning they could provide to inform Brent Council's future approach to service improvement as well as including details on complaints performance relating to Adult Social Care and Children's Social Care, as detailed in Appendices A & B of the report, which it was noted were governed by separate statutory complaint procedures. Members noted the report also contained (as Appendix C) a comparison of the Council's performance with other London boroughs provided by the Local Government and Social Care Ombudsman alongside the Council's Housing Management Service Annual Complaints

Performance and Service Improvement Report for 2023-2024 (Appendix D) incorporating the Council's self-assessment against the Housing Ombudsman's Complaint Handling Code, which was now a requirement of the Housing Ombudsman's Complaint Handling Code.

Cabinet noted the key headlines relating to complaints performance in 2023-24 along with the outline of the root causes identified and service improvements which had been implemented as a result of the nature of complaints received. In welcoming the focus on the effective management of performance in relation to complaints, members were also keen to ensure that the outcomes continued to feed into the development of key corporate strategies including the Customer Access and Digital Strategy.

In thanking officers for their efforts in monitoring and managing complaints performance, members felt the issues and areas highlighted as key concerns reflected the nature of current challenges being experienced by many local residents requiring support and also the Council in being able to manage the increased level of demand for key services, especially in relation to housing. As such the report was welcomed as a means of continuing to focus on the approach towards service improvement for residents

Having considered the report and work being undertaken jointly by Cabinet Members with their relevant Corporate Directors to continue challenging performance **RESOLVED:**

- (1) To note Brent's performance in managing and resolving complaints.
- (2) To note (having reviewed) Brent's self-assessment against the Housing Ombudsman's Complaint Handling Code in Appendix D of the report.
- (3) To approve referral of the report to the relevant Scrutiny Committees for consideration and comment.

## 9. **Refresh of School Place Planning Strategy 2024-2028**

Councillor Gwen Grahl (Cabinet Member for Children, Young People and Schools) introduced a report outlining the first refresh of the School Place Planning Strategy 2024-2028, which had originally been approved in October 2023.

In introducing the report, members noted the refresh of the strategy had been designed to reflect the continued focus on planning for the sufficiency of places and the sustainability of schools based on varying demand patterns currently impacting on school planning areas in the borough given the context of the current challenges being faced across the education sector and falling demand for places across some areas of the borough. Members were advised that the refresh included the latest assessment of school place demand across the borough based on pupil projections from the Greater London Authority (GLA) which had highlighted demand for primary school places continuing to fall not only in Brent but across London whilst demand for local special places continued to grow. Whilst recognising that lower demand would provide increased choice for places in some areas of the borough it was highlighted this also needed to be balanced against the organisational and financial

challenges on schools in seeking to manage reduced intakes, with the opportunity taken to pay tribute to the way in which schools were managing the process.

Based on the data within the strategy, members were advised that Brent had currently been assessed as requiring an additional 188 primary special places and 34 secondary special places in addition to those already being created as part of the current capital expansion programme and with the need projected to increase year on year. As a result, the refreshed strategy had proposed that where spare capacity was identified, the approach would be to repurpose existing sites to support that provision.

Whilst recognising the impact that some of the measures outlined within the strategy would have on pupils, parents and staff members acknowledged how the refresh had been designed to reflect the challenging context in which the school place planning process was having to operate, with the Council continuing to work in partnership, engage closely and consider feedback from school communities in an effort to avoid school site closures and ensure that in cases where that was not possible the sites were maintained for educational use.

Having recognised the challenges identified, particularly as a result of varying patterns of demand, Cabinet welcomed the approach outlined in terms of the refresh of the strategy, which it was noted had involved a detailed assessment of available data and balance needing to be achieved in relation to the process for managing any potential reduced demand for school places. The approach identified in relation to the provision of additional SEND provision was also welcomed and commended with members recognising the way in which the strategy had been designed to ensure fairness and transparency in terms of the objectives and operating principles underpinning the Council's approach to school organisation and planning in order to give every child in Brent the best start in life.

In recognising the importance in keeping the strategy under review given the challenges identified in terms of ongoing planning for the sufficiency of school places across Brent and impact of young people and their families, Cabinet **RESOLVED:**

- (1) To approve the refresh of the School Place Planning Strategy 2024-2028, as detailed in Appendix 1 of the report.
- (2) To note the continued focus on planning for the sufficiency of places and the sustainability of schools, based on varying demand patterns impacting on school planning areas in Brent.
- (3) To note there continues to be increasing demand for places that meet the needs of children and young people with SEND aged 0-25 and the intention to further develop the SEND estate capital investment programme with strategies to address this need, as set out in Section 4 of the report.
- (4) To note the school place planning actions completed in the first year of the strategy and the actions planned for the coming academic year as set out in section 5.1 of the report.

- (5) To note the update on the success measures set out in the original strategy in section 3.1.3 of the report.

## 10. **Statement of Licensing Policy**

Councillor Krupa Sheth (as Cabinet Member for Environment & Enforcement) introduced a report advising members of the duty placed on the Council, in its role as a Licensing Authority under the Licensing Act 2003, to determine, publish and keep under review a Statement of Licensing Policy covering a five-year period. Members were advised that as the current Policy was due to expire on the 5 January 2025 the report presented the outcome of the current which had needed to be undertaken and changes identified as a result, prior to referral of the new Policy to Full Council for formal adoption.

In presenting the report, members were advised that the opportunity had also been undertaken (as part of the review) to ensure the changes made as a result reflected not only current statutory requirements but also the specific and evolving needs of local communities across the borough with the Policy key in defining the approach adopted towards the way licensing the sale of alcohol, late-night refreshments, and licensed venues was managed. As such, members noted the importance of the Statement of Licensing Policy as a key document in terms of providing guidance to applicants and license holders and also in setting out the Council's (as Licensing Authority) expectations on compliance, community safety, and the integration of the licensing approach with broader council strategies. Members were advised that, subject to formal approval and adoption, the new Policy would become effective from January 2025 with the content having been designed to carefully align with the Borough Plan priorities in terms of supporting Prosperity and Stability in Brent, a Healthier Brent, and Thriving Communities.

Members were advised that the new Policy had included a number of updates, which had reflected an evidence based approach towards their development as well as feedback from Responsible Authorities with the changes designed to address key issues such as alcohol-related crime, health impacts, and nuisance affecting local communities and introducing 32 specific policies. These included measures for twelve cumulative impact zones (based on areas identified as facing challenges due to high levels of street drinking and alcohol-related incidents) seeking to limit the growth of new off-licences and other alcohol-serving establishments in an effort to reduce cumulative impact on local residents. In addition, the Policy had also sought to address a number of critical and emerging areas and priorities including (in preparing for the introduction of Martyn's Law) measures for enhanced event and venue safety, including risk assessments and emergency preparedness; introducing targeted measures to improve safety and reduce harm for women and vulnerable populations focussed around the nighttime economy; provide enhanced oversight of delivery services and dark kitchens to ensure they meet (given the growth of these type of businesses) the same standards as traditional licensed premises and the introduction of clear expectations for licensees to prevent and respond to drink spiking, which were areas specifically welcomed and supported by members.

In noting the additional background papers circulated for reference purposes alongside the main report in relation to the Equality Assessment and consultation responses received as part of the review process, members highlighted a need to

ensure that the policy and any associated feedback was subject to regular review as further reassurance to local residents that the arrangements and approach adopted towards the management and enforcement of the Licensing Policy was as robust and proactive as possible.

Having welcomed the benefits being delivered through the approach towards designation of cumulative impact zones and also continued inclusion (as an outcome of the consultation process) of the voluntary minimum unit price policy, Cabinet in supporting the need for a process of regular review **RESOLVED** subject to the comments identified above:

- (1) To note (having considered) the draft revised Statement of Licensing Policy (5 January 2025 – 4 January 2030) as set out in Appendix 1 of the report.
- (2) In order to fulfill legal requirements to refer the draft revised Statement of Licensing Policy to Full Council on 18 November 2024 for formal adoption.

## 11. **Statement of Gambling Principles**

Councillor Krupa Sheth (as Cabinet Member for Environment & Enforcement) introduced a report detailing the outcome of a review of the Council's Statement of Gambling Principles undertaken with the aim of bringing the policy in line with the Gambling Commission review timetable, given the current Statement of Principles was due to expire on the 31 January 2025.

In presenting the report, members noted that the requirement to produce a Statement of Gambling Principles had been introduced under the Gambling Act 2005 with each Statement covering a three-year period and designed to outline the principles to be applied in exercising the Council's functions as the Licensing Authority under the Act. Members were advised these functions included the issuing of premises licences for casinos, bingo halls, betting shops, adult gaming centres and licensed family entertainment centres as well as permits for gaming machines in pubs, clubs, and other alcohol licensed premises. Whilst the Statement had been subject to a comprehensive review during 2023, the current review had been designed to ensure it was brought in line with the Gambling Commission review timetable and involved amendments to website links as well as changes reflecting the outcome of the consultation process which had been undertaken to support the review. In noting the key role the statement fulfilled in terms of outlining local priorities and way in which gambling was managed and regulated in response to local concerns, based around the key licensing objectives, members were also reminded of the work currently being undertaken to develop a Joint Strategy Needs Assessment that would include an estimate on the scale of potential risk that gambling posed to the health of Brent resident recognising the restrictions on issues that could be included as matters for consideration in terms of the wider approach adopted towards regulation under the Gambling Commissions guidance. In concluding presentation of the statement, members also welcomed the reference provided to the additional work being undertaken by the Council, working in partnership with a variety of stakeholders, to ensure the new government was aware of the level of shared concern regarding the harm being caused by gambling and particularly around the approval of new gambling premises.



Once again having noted the additional background papers circulated for reference purposes alongside the main report in relation to the Equality Assessment and consultation responses received as part of the review process, members highlighted a need to ensure that the Statement and any associated feedback was subject to regular review as further reassurance to local residents that the arrangements and approach adopted towards the regulation of gambling premises was as robust as possible, in view of wider concerns identified around the public health impact and harm on local communities in the areas where this activity was focussed. Given the concerns identified, support was expressed for the work being undertaken in relation to the Joint Strategy Needs Assessment and lobbying of government in seeking the necessary interventions to address the level of risk, harm and concerns associated with the impact and concentration of gambling activity across specific areas and also the borough as a whole with members also keen to ensure the impacts were fully addressed within the associated Equality Assessment.

In once again supporting the need for a process of regular review Cabinet **RESOLVED** subject to the comments identified above:

- (1) To note (having considered) the draft revised Statement of Gambling Principles (31 January 2025 – 31 January 2028) as set out in Appendix 1 of the report.
- (2) In order to fulfill legal requirements to refer the draft revised Statement of Gambling Principles to Full Council on 18 November 2024 for formal adoption.

## 12. **Staples Corner Growth Area Masterplan and Design Code Supplementary Planning Document**

Councillor Muhammed Butt (as Leader and Cabinet Member for Housing, Regeneration, Planning and Growth) introduced a report detailing the consultation feedback and officer consideration following the statutory consultation approved by Cabinet (28 May 2024) on the draft Staples Corner Growth Area Masterplan and Design Code Supplementary Planning Document (SCGA Masterplan SPD) and recommended changes to the document identified as a result, in advance final approval of the SCGA Masterplan SPD for adoption

In presenting the report, Cabinet were advised that the Masterplan and SPD presented for consideration represented the outcome of an extensive process involving detailed work with a range of stakeholders aimed at delivering on the Local Plan commitment to encourage regeneration and growth including an ambitious vision to create a high quality and intensified industrial area sitting adjacent to a new urban community in not only the area covered by the Masterplan within the Staples Corner Growth area but also wider area as a whole. In outlining the way in which the proposals within the Masterplan set the framework to facilitate the delivery of high-quality homes, attract investment for more business opportunities and jobs, all supported by new infrastructure and community facilities members also recognised the way in which the proposals had been focussed on the delivery of the associated social infrastructure and an improved public realm to support the new mixed use residential community with business growth also strengthening the area's existing economy and providing space for emerging sectors, including logistics, light industrial units and workspace. Highlighting the

planned development of at least 2,200 new homes co-located alongside the new and refurbished industrial premises, members were advised of the intention to also ensure these were delivered in a way that would support the transition to a net zero carbon circular economy and the challenges of climate change.

In terms of the outcome of the statutory consultation process, reference was made to the broadly supportive nature of responses provided with 82% supporting the overall vision outlined. Having noted the feedback along with the areas of concerns also identified, an assurance was provided on the Council's intention to continue working closely with landowners, developers, residents, businesses and other stakeholders to bring forward the aspiration for change and to realise and maximise the potential opportunities identified within the area, including those linked to the wider Brent Cross development.

In considering the report, members took the opportunity to thank all those involved in development of the SCGA Masterplan SPD and who had engaged in the consultation process with the positive nature of the overall feedback recognised and specific support expressed for the level of new housing development to be delivered. In terms of wider opportunities, members were also keen to ensure the enhanced public transport connectivity delivered through the new Brent Cross West station development and potential West London Orbital scheme were also recognised as further benefits in seeking to secure the level of growth identified and encouraging investment across the area.

In support of the opportunities identified through the SCGA Masterplan SPD as a means of focussing growth and investment Cabinet **RESOLVED**, having considered the consultation feedback, officer consideration and recommended changes, to approve the Staples Corner Growth Area Masterplan and Design Code Supplementary Planning Document for adoption, subject to any de minimus and non-substantial edits to the document.

### 13. **Authority to invite tenders for the provision of Street Lighting Maintenance Services**

Councillor Krupa Sheth (as Cabinet Member for Environment & Enforcement) introduced a report detailing proposals for the procurement of street lighting maintenance services

In presenting the report, members were advised that the current street lighting maintenance contract was due to expire in March 2025 with the need to secure a reliable and responsive provider highlighted in view of the importance of the service. Members noted that the proposed new contract would cover an initial term of four years, with the option provided for two additional one-year extensions and investment totalling up to £8 million over the full life of the contract, which it was felt reflected the Council's commitment to ensuring that the borough's streets remained safe, well-lit, and efficiently maintained for all residents.

Cabinet were advised that the proposals also included a short three month extension of the existing contract for street lighting maintenance services with FM Conway, which had been required (given delays in the procurement timescale) to avoid any disruption in service and allow sufficient time to complete the full procurement process.

In support of the approach outlined, Cabinet welcomed the inclusion of both planned and reactive maintenance and focus in prioritisation on response times including rapid fault rectification within 48 hours of any reported issue, and a swift two-hour emergency response in hazardous situations to ensure public safety was maintained and the borough kept safely on the move.

As a result, Cabinet **RESOLVED**:

- (1) To approve inviting tenders for the provision of Street Lighting Maintenance Services on the basis of the pre - tender considerations set out in paragraph 3.3 of the report.
- (2) To approve officers evaluating the tenders referred to in (1) above on the basis of the evaluation criteria set out in paragraph 3.3.1 section (vi) of the report.
- (3) To delegate authority to the Corporate Director, Neighbourhoods and Regeneration in consultation with the Cabinet Member for Environment and Enforcement to award the contract for the provision of Street Lighting Maintenance Services for a term of four (4) years with the option to extend by yearly periods up to a maximum of two (2) years (on a 4+1+1 basis).
- (4) To approve the variation of the existing contract for street lighting maintenance services with FM Conway to permit the extension for the reasons set out in paragraph 3.2.7 of the report.
- (5) To approve the extension of the Contract detailed in (4) above for a period of three (3) months from 1 April 2025 to 30 June 2025 in the sum of £333,000.00 for the reasons set out in paragraph 3.2.7 of the report.

14. **Authority to Invite Tenders in Respect of Appointing Charging Point Operator(s) to Supply, Install, Operate and Maintain Electric Vehicle Charging Points on Behalf of Brent in Relation to the Local Electric Vehicle Infrastructure (LEVI) Funding**

Councillor Krupa Sheth (as Cabinet Member for Environment & Enforcement) introduced a report detailing proposals to expand electric vehicle (EV) charging provision in Brent including a funding opportunity to further expand the charge point network in the borough with the Council, as part of a six strong London boroughs partnership, seeking to invite tenders in respect of appointing a Charge Point Operator(s) to supply, install, operate and maintain up to 2,723 additional electric vehicle charge points in Brent.

In presenting the report, Cabinet noted the way in which the approach outlined in partnership with the other London boroughs had been designed to deliver a shared commitment to greener transportation and a green future enabling the Council to streamline its resources and secure expertise and collaboratively lead the way in sustainable urban mobility. In support of the expansion being sought, the Council had also been actively pursuing funding opportunities through the Office for Zero Emission Vehicles (OZEV) who were providing support in strengthening local EV

infrastructure, which members were advised had resulted in £1.25m in LEVI funding having been awarded from OZEV.

Based on the funding support provided, the Council (in partnership with the other London Boroughs involved) was now in a position to move forward with a procurement process, which would be led by the London Borough of Hammersmith and Fulham, to appoint Charge Point Operators who would supply, install, operate, and maintain the new charge points. In highlighting the significant challenges faced not only with Brent but across London as a whole relating to congestion, air quality, and climate change members recognised the way in which the proposal had been developed to support the Council in delivery of a key priority to enable greener and more active and sustainable travel choices and was closely aligned with the Brent Climate and Ecological Emergency Strategy in seeking to support a reduction (by at least half) in petrol and diesel road journeys by 2030.

In considering the report, members supported the approach outlined, welcoming the funding secured and partnership work with neighbouring boroughs, as a means of offering local residents an accessible, efficient EV charging network that was also aligned with the Council's strategic goals, Climate Emergency Strategy and commitment to a sustainable future.

Having considered the report Cabinet therefore **RESOLVED**:

- (1) To approve the Council receiving Local Electric Vehicle Infrastructure ("LEVI") funding provided by the Office of Zero Emission Vehicles ("OZEV") for the purpose of procuring additional on-street electric vehicle charge point infrastructure within Brent and entering into a funding agreement with OZEV in the sum of £1,250,000.
- (2) To approve the Council collaboratively procuring with five other London boroughs a Charge Point Operator(s) to supply, install, operate and maintain up to 2,723 electric vehicle charge points across Brent.
- (3) To agree that the London Borough of Hammersmith and Fulham will act as the lead authority in the collaborative procurement detailed in (2) above for the reasons detailed in paragraph 3.4.1 of the report and accordingly that its Standing Orders and Financial Regulations will be used for the collaborative procurement.
- (4) To delegate authority to the Corporate Director for Neighbourhoods and Regeneration, in consultation with the Cabinet Member for Environment and Enforcement, to award a fifteen-year contract(s) with the successful bidder(s) to provide up to 2,723 on-street electric vehicle charge points across Brent, as specified in the Heads of Terms set by OZEV.

**15. Authority to Award the contract for the provision of Integrated Treatment, Recovery Wellbeing and Substance Misuse Service**

Councillor Nerva (as Cabinet Member for Community Health & Wellbeing) introduced a report regarding delivery of the Integrated Treatment Recovery Wellbeing and Substance Misuse Service, and detailing proposals for the re-procurement of the service under the Provider Selection Regime.

In presenting the report, Cabinet were advised that the approach outlined in terms of re-procurement of the service had been designed to reflect the positive impact which evidence-based drug and alcohol services delivered in supporting improvements in health, reducing drug and alcohol related deaths along with blood borne viruses, improving relationships and reducing wider social harms and re-offending. Recognising these benefits, the approach outlined was therefore seeking to continue with the provision of what was regarded as a well-performing service already being delivered by Via (formerly Westminster Drugs Project) who, it was also noted, had continued to improve performance on key areas outlined in the 2021 National Drug Strategy. In outlining the extensive range of the treatment and recovery offer available to Brent residents, members noted the way in which this was also tailored according to individual health and social care needs, involving all those who accessed the service having a clinical assessment and individual care plan that would also include more holistic advice about health and wellbeing, 1 to 1 sessions, support groups, weekend services as well as a range of education, training and employment programmes and opportunities for volunteering with delivery supported by B3 (as the service user council whose members had completed or were in the process of completing their treatment and recovery journey through Via New Beginnings).

Highlighting the importance of the service, Cabinet were advised that there were currently just under 3,000 local residents engaged in structured treatment programmes within Brent with Via (in March 2024) having also reported the significant progress achieved in the micro-elimination of Hepatitis C within the local treatment population, making Brent one of just six boroughs nationally to be able report on that area at the start of the 2024-25 year with the partnership working between the Council, Via New Beginnings, the NHS and also service users identified as key to this milestone. The way in which the current service had also continued to deliver services beyond the scope of the contract was also highlighted, which had included the development of the Young People's Mental Wellbeing Service and an extensive outreach programme which had involved significant resident engagement and work to support street homeless/rough sleepers with entrenched drug and alcohol misuse, which members were keen to ensure was continued under the procurement of the service moving forward.

In considering the report, members recognised the positive value and vital nature of the work being delivered through the service including the focus on outreach activity with a need identified to ensure this covered as wide a geographical area as possible, including issues highlighted within Church End. Whilst supportive of the option involving a direct award of the contract to Via, recognising their integral role as part of the local health and care system and local partnerships, concern was expressed at the position regarding the limited length of award it would be possible to agree based on the availability of current grant funding. Whilst aware of the potential development of a new national drug strategy as a result of a comprehensive review planned by the new government and impact on public health commissioning arrangements and service models as a result, members advised they would be keen to continue lobbying for the provision of longer-term funding to support extended deliver of the current service arrangements. In the meantime, however, it was noted that existing grants would be maintained for a further 12 months from 1 April 2025.

In support of the work being undertaken by Via (supported through B3) in partnership with local stakeholders and continued commitment towards the delivery of better health outcomes in our borough Cabinet **RESOLVED**:

- (1) To note that the Integrated Treatment Recovery Wellbeing and Substance Misuse Service was currently provided to the Council by VIA Community Ltd.
- (2) To approve the direct award under the Provider Selection Regime of a replacement Integrated Treatment Recovery Wellbeing and Substance Misuse Service to VIA Community Ltd for a period of 1 year 4 months.

16. **Authority to tender for the provision of care and support at LD Supported Living sites**

Councillor Nerva (as Cabinet Member for Community Health & Wellbeing) introduced a report regarding the procurement of care and support for six supported living schemes and seeking approval to invite tenders for care and support at the following six Supported living sites - 57 Preston Road, 36 Woodhill Crescent, 54 Beechcroft Gardens, 63 Manor Drive, 115 Gladstone Park Gardens and 18 Ruby Street.

In presenting the report, Cabinet were advised that the approach outlined in terms of procurement of the supported living sites had been designed to support the Council's commitment towards the delivery of supported living accommodation which it was recognised enabled service users to live more independently, whilst promoting their wellbeing and reducing the potential need for access to residential care services. In terms of the wider benefits identified, it was felt the provision of an inclusive and accessible environment would also support the work being undertaken to tackle health inequalities and strengthen community ties through supporting people closer to home. Furthermore, it was highlighted how the sites identified would also support the local community through job creation and specialised training as well as enhancing the resilience of those communities in being able to foster supportive networks.

In support of the approach outlined Cabinet recognised the extensive work undertaken to align delivery of the contracts and to support the continued commitment and contribution towards the Council's aspiration in terms of promoting a healthier, more equitable, and unified community with better health outcomes for those in care.

On the basis of the support expressed, Cabinet **RESOLVED**:

- (1) To approve inviting tenders for care and support services at six supported living sites for adults with learning disabilities separated into 3 Lots on the basis of the pre - tender considerations set out in paragraph 3.3 of the report. The 3 Lots are set out below:
  - Lot 1: Learning Disabilities Supported Living Service at Preston Road and Woodhill Crescent
  - Lot 2: Learning Disabilities Supported Living Service at Beechcroft Gardens and Manor Drive

- Lot 3: Learning Disabilities Supported Living Service at Gladstone Park Gardens and Ruby Street
- (2) To approve officers evaluating the tenders referred to in (1) above on the basis of the evaluation criteria set out in paragraph 3.3 section (vi) of the report.
  - (3) To delegate authority to the Corporate Director for Community Health and Wellbeing, in consultation with the Cabinet Member for Community Health and Wellbeing to award the contract for the 3 Lots identified in (1) above for care and support services at six supported living sites for adults with learning disabilities for a term of 3 years with the option to extend by yearly periods up to a maximum of 2 years (3+1+1)

**17. Exclusion of Press and Public**

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

**18. Any other urgent business**

There were no items of urgent business.


Prior to ending the meeting, Councillor Muhammed Butt (as Leader) advised members that following the announcement made at the previous Cabinet meeting Councillor Tatler had (with effect from 8 November 2024) formally stepped down as Cabinet Member for Regeneration, Planning and Growth with him having assumed current responsibility for that portfolio. The Leader took the opportunity to formally thank Councillor Tatler for her support and time serving on Cabinet and to wish her well in her new role.

The meeting ended at 11.08 am

COUNCILLOR MUHAMMED BUTT  
Chair

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	<b>Cabinet</b> 9 December 2024
	<b>Report from the Corporate Director of Neighbourhoods and Regeneration</b>
	<b>Lead Member – Leader and Cabinet Member for Housing, Regeneration, Planning &amp; Growth (Councillor Muhammed Butt)</b>
<b>Brent Infrastructure Funding Statement 2023/24</b>	

<b>Wards Affected:</b>	All, excluding parts of Alperton, Harlesden and Kensal Green, Stonebridge and Tokyngton where Old Oak and Park Royal Development Corporation is the Local Planning Authority
<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 2023/24
<b>Background Papers:</b>	None
<b>Contact Officer(s):</b> <small>(Name, Title, Contact Details)</small>	Martin Paglione Holley - Infrastructure Planning Team Leader 020 8937 4811 <a href="mailto:Martin.PaglioneHolley@brent.gov.uk">Martin.PaglioneHolley@brent.gov.uk</a>  Chloe McGuire - Planning Monitoring Officer 020 8937 4839 <a href="mailto:Chloe.McGuire@brent.gov.uk">Chloe.McGuire@brent.gov.uk</a>

## 1.0 Executive Summary

- 1.1 This report introduces the Council's fifth 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 has been received for the previous year, what it has been spent on, and future spending priorities. This 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 For Cabinet to note the content of this report and approve Appendix A: Brent Infrastructure Funding Statement 2023/24 for publication on the Council's website.

## **3.0 Detail**

### **3.1 Cabinet Member Foreword**

3.1.1 The Infrastructure Funding Statement (IFS) is an opportunity for the Council to highlight its work in collecting CIL and S106 monies which is then allocated to a wide variety of infrastructure projects across the borough. The IFS demonstrates the positive impact of development within Brent through projects that are undertaken in Brent, and facilitates growth identified in the Brent Local Plan which aims to benefit all communities.

3.1.2 It is important to understand that the funds received from CIL and S106 cannot be spent on regular Council business and the criteria for use are set out by legislation. Given the current uncertainties in local government funding, it is essential for the Government to enhance sector funding.

3.1.3 Through Neighbourhood CIL (NCIL) project allocations, the IFS demonstrates how the Council is consistent with Thriving Communities Priority 3: Desired Outcome 1 of 'Enabling our communities' as outlined in the Borough Plan.

3.1.4 Through the NCIL project allocations, the Council encourages communities to collaborate and bid for NCIL contributions. These projects aim to improve the community and support growth, demonstrating the Council's dedication to working with and empowering local communities.

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

3.1.6 The IFS demonstrates how the Council is meeting strategic priorities through the approval of affordable housing and showcasing the collection and subsequent allocation of affordable housing and carbon offset contributions to projects, improving the lives of current and future residents.

3.1.7 The IFS also links to and aligns with the priorities and ambitions of several other Council plans and policies including:

- Affordable Workspace Strategy
- 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 fifth IFS, and it covers the financial year **2023/24**. 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 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 – Strategic CIL, Neighbourhood CIL, and 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.
- 3.2.7 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. 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.
- 3.2.8 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 2023/24**

3.2.9 The IFS 2023/24 is set out at Appendix A of this report.

3.2.10 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 2023/24 is set out below:

Table 1: Total Brent CIL receipts 2023/24

<b>Brent CIL Item</b>	<b>Total Receipts</b>
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 2023/24*	£31,981,520.67
The total amount of SCIL received	£28,293,587.81
The total amount of NCIL received	£5,390,172.42
The total amount of CIL Admin received	£1,772,829.50
<b>Total BCIL receipts received</b>	<b>£35,456,589.74</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 2023/24**

3.2.11 In 2023/24 SCIL was allocated to the following infrastructure items:

Table 2: Total SCIL allocated in 2023/24

<b>Infrastructure Project</b>	<b>SCIL Allocation</b>	<b>Ward(s)</b>
Alperton Housing Zone Parks Improvements	£525,466.00	Alperton and Wembley Central
Grove Park Pavilion Refurbishment	£500,000.00	Kingsbury
Medical Centre, South Kilburn*	£600,000.00	Kilburn
Neasden Town Centre Connectivity and Place Strategy	£200,000.00	Dollis Hill and Welsh Harp
Northwick Park Mortuary Expansion	£900,621.00	Northwick Park
Northwick Park Spine Road	£3,000,000.00	Northwick Park
Picture Palace	£3,400,000.00	Harlesden & Kensal Green
Preston Community Library Redevelopment*	£600,000.00	Preston
<b>Total SCIL allocated</b>	<b>£9,726,087.00</b>	

*\*Additional funding.*

3.2.12 In 2023/24 SCIL was spent on the following infrastructure items:

Table 3: Total SCIL expenditure in 2023/24

Infrastructure Project	SCIL Expenditure	Ward(s)
Carlton Vale Boulevard	£53,512.18	Kilburn
Harlesden Library	£133,506.71	Harlesden & Kensal Green
Medical Centre, Wembley	£701,596.00	Wembley Park
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
Northwick Park Spine Road	£3,000,000.00	Northwick Park
Preston Community Library Redevelopment	£1,615,684.77	Preston
Wembley Hostile Vehicle Measures	£71,661.34	Wembley Park
Wembley North End Road (Wembley Transport Improvements)	£36,689.17	Wembley Park
<b>Total SCIL Expenditure</b>	<b>£10,838,292.78</b>	

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

Table 4: SCIL at the end 2023/24

CIL Type	Total Unallocated	Total Allocated	Total Unspent*
SCIL	£87,328,249.17	£55,676,567.90	<b>£143,004,817.07</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.*

### **Neighbourhood CIL performance in 2023/24**

3.2.14 For the reported year **£5,390,172.42** of NCIL was collected.

3.2.15 **£1,297,445.18** was spent on projects during the same period.

3.2.16 The Council approved 32 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.

3.2.17 The successful NCIL project organisations were notified that they were successful and due to be allocated NCIL funding on 28 March 2024. Successful organisations must have signed an agreement with the Council prior to being able to commence their project. Once the agreement is signed, they have two years to complete it. The first organisations signed their contracts to enable them to start spending their NCIL allocations on 29 July 2024 with contracts being signed through the year, subject to discussions between the Council and organisation.

Table 5: NCIL position at the end of 2023/24

CIL Type	Total Unallocated	Total Allocated	Total Unspent*
NCIL	£12,769,862.25	£2,907,418.64	<b>£15,677,280.89</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 2023/24**

3.2.18 During the reported year, 22 S106's and two Unilateral Undertakings were negotiated and agreed 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 2023/24	£14,949,743.83*
The total amount of money under any planning obligations which was received during 2023/24	£6,491,632.75
The total amount of money under any planning obligations which was collected in years previous to 2023/24 and carried forward into 2023/24 which has not been allocated by the authority prior to 2023/24	£1,966,606.58

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

Table 7: Summary of S106 allocation and expenditure

Regulation Requirement	S106 Expenditure
The total amount of money (received under any planning obligations) which was allocated but not spent during 2023/24 for funding infrastructure	£1,295,913.92
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: £1,514,061.46 Transferred to TfL: £0.00 <b>Total: £1,514,061.46</b>

3.2.19 The total amount of money received (under any planning obligations) during any year which was retained at the end of 2023/24 is £21,301,195.35. Table 8 shows the breakdown of these funds. Appendix 2 of the IFS shows the projects which had S106 money allocated to them in 2023/24.

Table 8: S106 position at the end of 2023/24

Total Unallocated S106 Funds	Total Allocated S106 Funds	Total Unspent*
£6,465,054.45	£10,869,746.78	<b>£17,334,801.23</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 – **301** affordable housing units were secured. The names of the schemes along with the number of affordable housing units secured are in Table 13 of the IFS.

3.2.21 During 2023/24 the Council entered into nine S278 highways agreements. The associated developments along with the description and value of these highway works are outlined in Table 16 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#howcillispent>.

### **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 2023/24 and publish it online before 31<sup>st</sup> December 2024. 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. This reporting provides 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 2023/24 has been presented to the Cabinet Member on 30 September 2024, the Corporate Management Team (CMT) on 23 October 2024, and the Policy Coordination Group (PCG) on 13 November 2024.

## **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 31st 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 Equity, 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 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 Council declared a climate and ecological emergency in 2019 and set out to do all reasonable in the Council's gift, within available resources and competing priorities, to aim for carbon neutrality for the borough by 2030. The Council has subsequently adopted a Climate and Ecological Emergency Strategy (2021-2030) which sets out the Council's route map to achieve this aim.

8.2 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 Neasden Town Centre Connectivity and Place Strategy SCIL project;
- Key Theme 3 - '1. Improving Energy Efficiency' through the Social Housing Decarbonisation S106 project;
- Key Theme 4 - '1. Enhancing Green Spaces and Biodiversity': Chalkhill Parks Improvements, Heather Park Dog Station, Lawrence Avenue Open Space Improvements, and One Tree Hill Paths S106 projects; and
- Key Theme 5 – '3. Brent Carbon Offset Fund' through the collection of Carbon Offset S106 contributions throughout the financial year.

8.3 Since 1 October 2016, under the London Plan, any development that fails to achieve on-site zero carbon must make cash in lieu contributions to a Carbon Offset Fund within the borough that they are operating, collected via S106. These contributions are used to fund local carbon reduction projects, thereby offsetting the development's carbon emissions shortfall.

8.4 The London Plan requires local planning authorities to:

- Set up a Carbon Offset Fund that is ring-fenced to secure delivery of carbon savings within the relevant LPA;
- Set a price for carbon, i.e. price per annual tonne of carbon, that developers pay to make up any shortfall in on-site carbon savings, securing contributions through S106 agreements;
- Identify a suitable range of projects that can be funded through the Fund;
- Put in place suitable monitoring procedures to enable reporting to the GLA.

8.5 The GLA has specific guidance on the Carbon Offset Fund, but the fundamental purpose is that it should be used for tangible carbon reduction projects in homes and buildings, although education projects are also eligible. There are specific criteria related to the amount of carbon reduction achieved.

8.6 Since Cabinet agreement was obtained in October 2022, the Council has allocated its Fund via a three-way split between Housing (60%), Community Schools (30%), and other (10%). A decision was made by Brent’s Cabinet at its meeting on 14 October 2024 to remove this existing allocation split, and for the fund to be utilised in a more agile and flexible way going forward. The expenditure and allocation to date following the current policy is set out below:

<b>Category</b>	<b>Percentage Allocated</b>	<b>Total Allocation</b>	<b>Expenditure to Date</b>	<b>Amount Remaining</b>
Housing	60%	£2,774,716	£900,000	£1,874,716
Schools	30%	£1,387,358	£595,910	£791,449
Other	10%	£462,453	£139,503	£322,950
<b>Total</b>	<b>100%</b>	<b>£4,624,527</b>	<b>£1,635,412</b>	<b>£2,989,115</b>

**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**

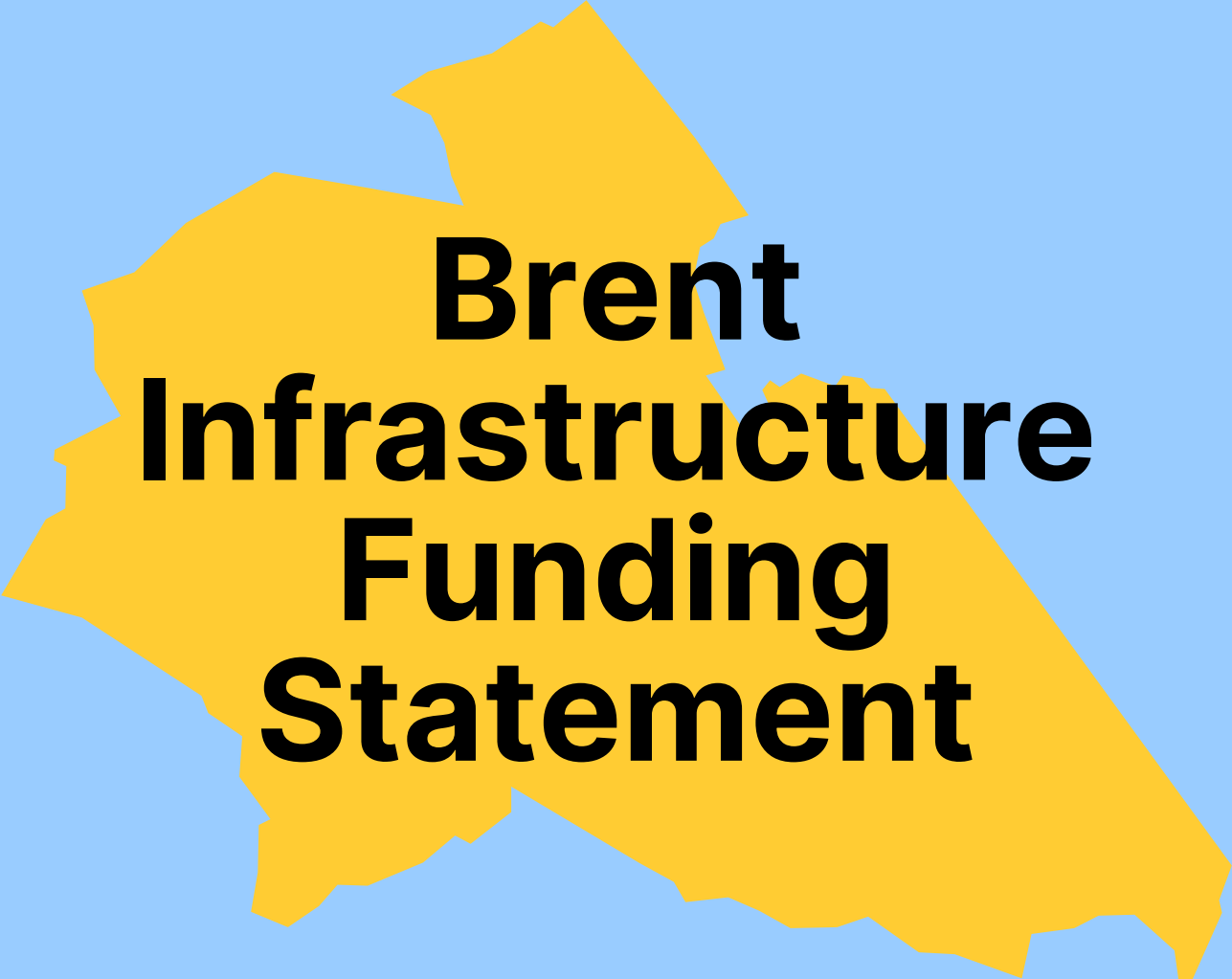
10.1 The IFS will be published on the Brent Council website before 31<sup>st</sup> December 2024 as required the CIL regulations (as amended, 2019).

**Report sign off:**

**Alice Lester**

Corporate Director of Neighbourhoods and Regeneration

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A yellow map of the Brent borough is centered on a light blue background. The map has a torn, irregular edge. Overlaid on the map is the title text in a large, bold, black sans-serif font.

# **Brent Infrastructure Funding Statement**

**2023/2024**

Infrastructure Planning Team  
Neighbourhoods & Regeneration  
[CILadmin@brent.gov.uk](mailto:CILadmin@brent.gov.uk)

Brent Council [www.brent.gov.uk](http://www.brent.gov.uk)

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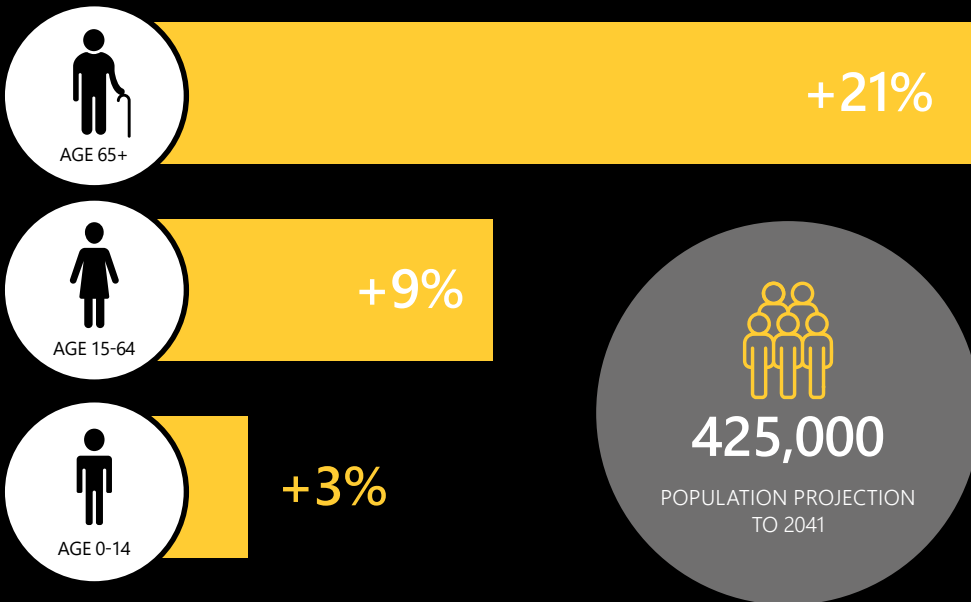
# BOROUGH PROFILE



POPULATION OF  
BRENT **339,800**

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

## CHANGE BY AGE 2011-21



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



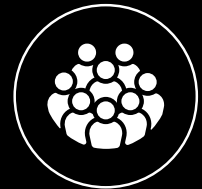
**40,700**  
CHILDREN AGED 5-14  
▲ **11%**  
2011-21



**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



**22**

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 25% and reach 425,000 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.

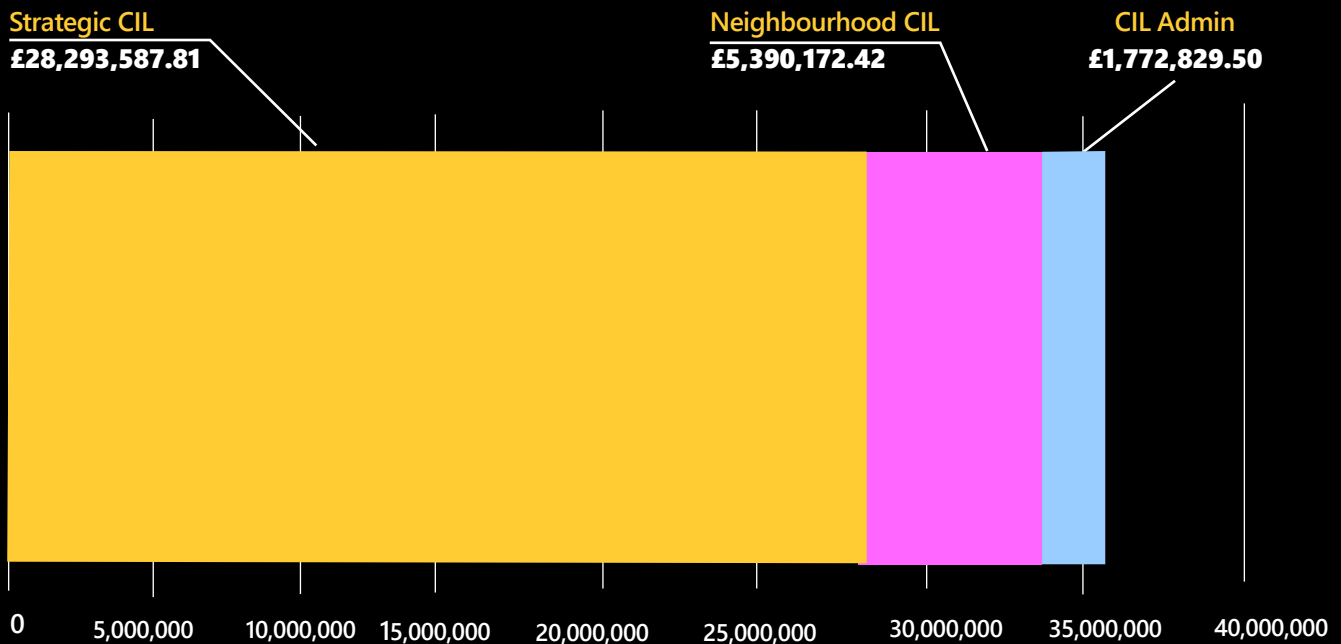
## The Infrastructure Funding Statement

- 1.1.5 This is the Council's fifth Annual Infrastructure Funding Statement (IFS) and it covers the financial year 2023/24. 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 2023/24. 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 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 2023-24



**£35,456,589.74**

Total amount of Borough CIL collected in 2023-24

**£10,838,292.78**

Total amount of SCIL spent in 2023-24

**£1,297,445.18**

Total amount of NCIL spent in 2023-24

## ALLOCATIONS IN 2023-24 | PROJECTS APPROVED FOR FUNDING

Strategic CIL

**£9,726,087.00**

Allocated across eight SCIL projects

Neighbourhood CIL

**£1,060,772.70**

Allocated across 32 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 - 2023/24 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 2023/24**

<b>Infrastructure Item</b>	<b>Brent CIL Receipts</b>
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 2023/24. These may not all be due to be paid in the same financial year as the financial year in which they are issued.	£31,981,520.67
The total amount of CIL receipts collected in 2023/24	SCIL: £28,293,587.81 NCIL: £5,390,172.42 CIL Admin: £1,772,829.50 <b>Total: £35,456,589.74</b>
The total amount of CIL (SCIL and NCIL only) receipts, collected by the authority in the years prior to 2023/24, but which have not been allocated prior to 2023/24	£75,656,531.73
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 2023/24, which have been allocated in 2023/24	SCIL: £9,726,087.00 NCIL: £1,321,748.70 <b>Total: £11,047,835.70</b>
The total amount of CIL expenditure in 2023/24 (includes SCIL & NCIL spend only)	SCIL: £10,838,292.78 NCIL: £1,297,445.18 Total: £12,135,737.96
The amount of CIL spent on administrative expenses pursuant to regulation 61	Brent Admin: £714,077.00
The percentage of CIL received in 2023/24 spent on administrative expenses pursuant to Regulation 61	Brent Admin: 2.01%
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	£1,058,752.50

2.1.5 The breakdown of the total CIL collected by Brent in 2023/24 is set out overleaf.

**Table 3: Brent CIL Receipts for 2023/24**

CIL Type	Total Receipts
Total SCIL Collected for Brent in 2023/24	£28,293,587.81
Total NCIL Collected for Brent in 2023/24	£5,390,172.42
Total Brent Admin Collected for Brent in 2023/24	£1,772,829.50
Total CIL Collected for Brent in 2023/24	<b>£35,456,589.73</b>

2.1.6 Mayoral CIL returns for 2023/24 are shown below. A total of **£58,434,423.47** of MCIL has been transferred to the Mayor of London to pay for the Elizabeth Line since 2012.

**Table 4: Total Mayoral CIL Collected 2023/24**

Mayoral 23/24	Mayoral	Admin (4%)	Total
Q1 Apr-Jun 2023	£2,546,954.56	£106,123.15	£2,653,077.71
Q2 Jul-Sep 2023	£2,585,896.05	£107,745.70	£2,693,641.75
Q3 Oct-Dec 2023	£2,391,448.72	£99,643.64	£2,491,092.36
Q4 Jan-Mar 2024	£1,372,306.59	£57,179.46	£1,429,486.05
<b>Totals:</b>	<b>£8,896,605.92</b>	<b>£377,647.10</b>	<b>£9,267,297.87</b>



## 2.2

# Strategic Community Infrastructure Levy (SCIL)

2.2.1 In 2023/24 the following infrastructure projects were allocated Strategic CIL funding.

**Table 5: SCIL Allocations in 2023/24**

Infrastructure Project	SCIL Allocation	Ward
Alperton Housing Zone Parks Improvements	£525,466.00	Alperton and Wembley Central
Grove Park Pavilion Refurbishment	£500,000.00	Kingsbury
Medical Centre, South Kilburn*	£600,000.00	Kilburn
Neasden Town Centre Connectivity and Place Strategy	£200,000.00	Dollis Hill and Welsh Harp
Northwick Park Mortuary Expansion	£900,621.00	Northwick Park
Northwick Park Spine Road	£3,000,000.00	Northwick Park
Picture Palace	£3,400,000.00	Harlesden & Kensal Green
Preston Community Library Redevelopment*	£600,000.00	Preston
<b>Total SCIL allocated</b>	<b>£9,726,087.00</b>	

*\*Additional funding.*

2.2.2 A summary of each of the SCIL projects commissioned in 2023/24 is provided in Section 2.3.

## 2.3 Summary of SCIL Projects Commissioned in 2023/24

### Alperton Housing Zone Parks Improvements

2.3.1 Brent Council Cabinet approved £525,466.00 of SCIL and £100,000.00 of public health reserve funding to design, plan, and deliver improvements to One Tree Hill and Mount Pleasant Open Spaces. In November 2023, the landscape architecture firm, Farrer Huxley, was commissioned to lead co-design workshops and design the proposed improvements. Farrer Huxley conducted three public engagements and four workshops at Alperton Community School and Lyon Park Primary School to gather the views of the community. Based on this public consultation, the plans for upgrading One Tree Hill and Mount Pleasant Open Spaces are progressing.

2.3.2 The Council has advertised the brief to appoint a playground provider to supply and install play equipment for both open spaces. They will soon advertise the brief to appoint contractors for landscaping and pathway improvements. The aim is to have contractors in place by October 2024. The project will be completed before summer 2025. The project aims to enhance the quality of One Tree Hill Recreation Ground and Mount Pleasant while addressing concerns around the lack of outdoor and play facilities, anti-social behaviour, and safety and security concerns. This includes:

- Improvements to the play and sport facilities.
- New walking paths around the park that everyone feels comfortable using.
- Installation of bins to reduce litter and encourage recycling.
- Installation of new benches to encourage visitors to dwell in the park.
- New trees and shrubs to help the environment.
- Installation of a new art mural.
- New welcome sign installation.
- Painting of existing playground railing.
- Upgrade existing walking paths and implement new paths.

2.3.3 Alperton is a strategic Growth Area, and the population is expected to increase by 16,000 people by 2040. This project will support development and meet the needs of the growing population in Alperton by enhancing

the reputation of the area, ensuring access to high quality green space, improving safety and security, improving physical and mental health of residents and visitors, and encouraging community participation.

**Image 1: Proposed improvements at One Tree Hill (Source: LBB)**



**Image 2: Proposed improvements at Mount Pleasant (Source: LBB)**



## **Grove Park Pavilion Refurbishment**

- 2.3.4 Grove Park Pavilion is a two-storey building from the 1930s and was formerly used as a nursery. To protect the property from unauthorised occupants, a public guardian service has been commissioned, and live-in guardians are in place at the location. The Council has considerations to redesign the pavilion as a modern nursery facility but alternatively as a community premises, should the nursery proposal not be viable. The re-designed area needs to be retained within the existing building envelop. There is a former park caretaker flat on the first floor on the car park side of the pavilion, that may constrain other possible uses.

- 2.3.5 The pavilion is located on the southeast corner of Grove Park, a public park managed by Brent Council. The A5 Edgware Road is within walking distance. The site is approximately 900m (ten minutes) walk from Colindale Underground Station. The pavilion is located next to recently built medium rise residential developments that form part of the wider Colindale Regeneration area. The property itself is situated on the border of Burnt Oak and Colindale Growth Area, identified as a suitable location for development to accommodate population growth and housing demand. The education and community facilities provided by the pavilion will accommodate the increasing population in the area.
- 2.3.6 The success of the design will consider the reconfiguration of the internal parts. This could require the opening up of the ground floor changing rooms to create larger spaces, as the current arrangement provides poor natural lighting, with the shower facilities re-purposed and creating a new access to the outdoor play area that overlooks the park. The re-design should be seen as an opportunity to knit the existing fabric, potentially allowing community access to the amenity when the nursery is not operational.
- 2.3.7 The aims of this project include maximising the re-design potential of the pavilion, building relations with the local community, delivering a financially viable scheme that maximises a nursery operation together with social, community, economic, and environmental benefits from the site, and improving the local area with good quality building design and landscaping linked with the existing natural and built environment.

**Image 3: Existing Grove Park Pavilion (Source: LBB)**



**Medical Centre, South Kilburn**

- 2.3.8 The Council contributed an additional £600,000.00 of SCIL, for a total of £1,757,333.33 SCIL funding, to ensure the delivery of a new medical centre in South Kilburn. The South Kilburn medical centre is an important

part of the social and community infrastructure being provided as part of the estate regeneration programme. The Local Plan identifies South Kilburn as a Growth Area, with a need for social and community facilities. The new medical centre will improve health outcomes for all residents in the area and contribute to the Borough Plan objective of 'A Healthier Brent', focusing on the specific outcomes of tackling health inequalities, and localised services for local needs.

### **Neasden Town Centre Connectivity and Place Strategy**

2.3.9 A Connectivity and Place Strategy is currently being developed for Neasden Town Centre to address a range of long-standing transport and connectivity issues affecting the area and to maximise opportunities for wider development and regeneration. Key opportunities include improved connectivity, improved air quality, support of economic recovery, and the delivery of new homes. As the first stage in strategy development, transport consultants, Steer, have been appointed to undertake design and feasibility work on the key highways and place-making interventions to address the main transport and connectivity issues. This will deliver our overarching vision for achieving a fairer, safer, greener, and more diverse Neasden.

#### **Image 4: Bridge in Neasden Town Centre (Source: LBB)**



2.3.10 Subject to the outcome of this work, availability of funding, and following consultation and relevant approvals, the scheme delivery could commence from 2026. This long-term scheme would enhance growth in Neasden through a single, coherent plan which:

- Addresses the severance caused by the major road network, and improves public transport, cycling and walking connectivity.
- Tackles issues of congestion and poor air quality which blight local communities.
- Supports economic growth by enhancing the town centre and surrounding urban environment.
- Unlocks opportunities to provide new homes across the wider area.

### **Northwick Park Mortuary Expansion**

2.3.11 Brent, along with its mortuary service partners of Barnet Council and Harrow Council, are seeking to expand its public mortuary body storage provision following an audit by the Human Tissue Authority (HTA). The audit noted that due to multiple external factors, predominantly year on year increases in the number of deaths being investigated by HM Coroner and increases in the average length of stay of each deceased, that the mortuary facility required additional capacity to ensure it can meet the increase in body storage requirements. The public mortuary is situated at Northwick Park Hospital which is part of the Northwick Park Growth Area. However, this expanded capacity will serve all of Brent, facilitating all Growth Areas in the Local Plan. The project is expected to complete in 2026-2027.

### **Northwick Park Spine Road**

2.3.12 The Council has been working with The London Northwest NHS Healthcare Trust, The University of Westminster, and Sovereign Network Group as part the One Public Estate (OPE) masterplan for Northwick Park. The OPE initiative at Northwick Park aims to deliver:

- Improved transport connections – construct a new spine road and associated junction improvements on Watford Road to manage the highways impact from the scheme.
- Increased supply of affordable housing.
- New student hub including educational buildings, accommodation, and sports facilities.
- Enhanced connectivity and place-making.
- Reduced running costs, and cleaner and greener energy for the hospital.
- Intensification of the use of green assets, such as playing fields.

2.3.13 CIL funding was used to achieve project completion of the new spine road. The road is integral to the success of Northwick Park’s designation as a Growth Area, delivering a first-class, modernised university hospital, improved transport links, good quality affordable homes and jobs for local people. The spine road assists the promotion of sustainable modes of transport, helping to reduce pressure on the existing highway network as well as ensuring the network can operate efficiently and safely for all users.

**Image 5: Northwick Park Spine Road - Silver Birch Way (Source: LBB)**



**Image 6: Crossing at Northwick Park Spine Road - Silver Birch Way (Source: LBB)**



## **Picture Palace**

2.3.14 In November 2019, Brent Council’s Cabinet approved the recommendations within the ‘Inclusive Growth in Harlesden Town Centre’ report that set out the aspirations for Harlesden as a whole. The report included a proposal for the acquisition and fit out of Picture Palace, a privately-owned, disused, and empty former pub and cinema. In 2020, the Council acquired the

building and has been working with local community groups to shape the refurbishment and remodelling of the building to meet the community's needs. The building is in close proximity to OPDC and Church End Growth Areas and will be able to facilitate both local residents and visitors from a wider vicinity. The refurbishment will provide new community spaces in Harlesden and is expected to be completed in mid-2025.

### **Preston Community Library Redevelopment**

- 2.3.15 The Preston Community Library redevelopment will deliver twelve affordable homes and a new community space on the ground floor. This forms part of the Council's New Council Homes Programme (NCHP) that plans to deliver over 1,000 affordable Council homes. The building is in close proximity to Northwick Park and Wembley Park Growth Areas and the Preston Road Town Centre which is a key area to develop in the Local Plan. With 46,000 new homes in Brent expected to be delivered in the Local Plan period of 2019 to 2041, there will be an increased need for community facilities to accommodate this population growth.
- 2.3.16 The Council has worked with the Preston Community Library, who were based at the site prior to the commencement of the development, to operate the new community space provided once the housing is complete. The community library will be a local hub that seeks to provide a range of services in partnership with the voluntary sector. These proposals include a new community library, English to Speakers of Other Languages (ESOL) classes, film club, art classes, and a memory lounge for people suffering with dementia. There will also be opportunities for other voluntary sector organisations to use the new facility space.

### **Image 7: Current development of Preston Community Library (Source: LBB)**





2.3.17 In 2023/24, SCIL was spent on the following infrastructure projects:

**Table 6: SCIL Expenditure in 2023/24**

<b>Infrastructure Project</b>	<b>SCIL Expenditure</b>	<b>Ward</b>
Carlton Vale Boulevard	£53,512.18	Kilburn
Harlesden Library	£133,506.71	Harlesden & Kensal Green
Medical Centre, Wembley	£701,596.00	Wembley Park
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
Northwick Park Spine Road	£3,000,000.00	Northwick Park
Preston Community Library Redevelopment	£1,615,684.77	Preston
Wembley Hostile Vehicle Measures	£71,661.34	Wembley Park
Wembley North End Road (Wembley Transport Improvements)	£36,689.17	Wembley Park
<b>Total SCIL Expenditure</b>	<b>£10,838,292.78</b>	

**Table 7: SCIL and NCIL Position at the end of 2023/24**

<b>CIL Type</b>	<b>Total Unallocated</b>	<b>Total Allocated</b>	<b>Total Unspent*</b>
SCIL	£87,328,249.17	£55,676,567.90	<b>£143,004,817.07</b>
NCIL	£12,769,862.25	£2,907,418.64	<b>£15,677,280.89</b>
<b>SCIL (summary)</b>			<b>Totals</b>
SCIL unspent* receipts retained at the end of 2023/24			<b>£143,004,817.07</b>
SCIL unspent* receipts retained at the end of 2022/23 and carried forward into 2023/24			<b>£122,876,710.19</b>
<b>Neighbourhood CIL (summary)</b>			<b>Totals</b>
NCIL unspent* receipts retained at the end of 2023/24			<b>£15,677,280.89</b>
NCIL unspent* receipts retained at the end of 2022/23 and carried forward into 2023/24			<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.*

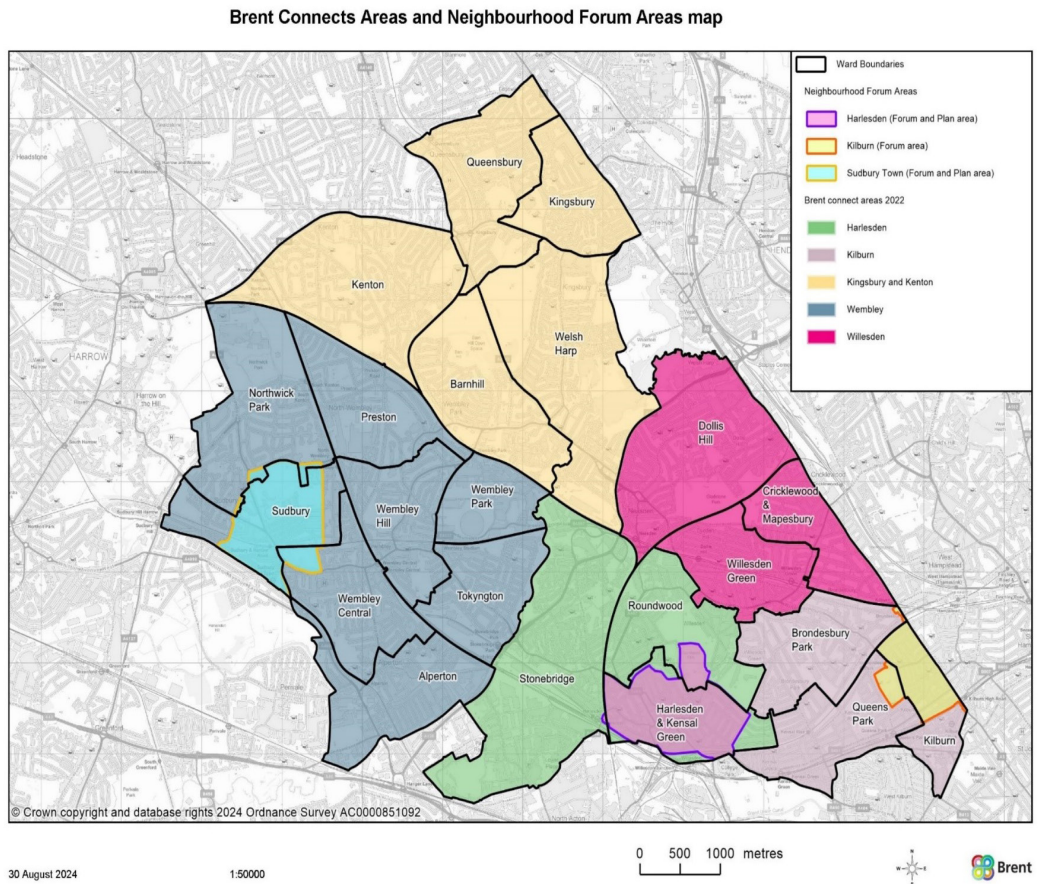
## 2.4 Future SCIL Spending Priorities

- 2.4.1 The Brent Local Plan outlines proposals to accommodate development 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 several 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 few 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 There are three designated Neighbourhood Forums in Brent: Harlesden, Kilburn, and Sudbury Town. Sudbury Town and Harlesden both 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 8 below 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 and updated in April 2023. 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 867 applications for NCIL funding. In total, 386 projects have been awarded funding, with the allocation of £14,847,454.52 of NCIL money.

**Image 8: Brent's CIL Neighbourhoods and Neighbourhood Forum/Plan Areas (Source: LBB)**



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

- Meet the CIL Regulations (2010).
- Address the impact(s) of development and supports ongoing development in the neighbourhood the project is being delivered in.
- Reflect the neighbourhood priorities within 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.
- 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.
- Represent value for money.

**2.5.8** The Community Grants are distributed using a formula agreed on by Cabinet in April 2023. The table below sets out this approach, ensuring that the Council maintains its obligations to apportion the money accurately in line with statutory guidance.

**Table 8: NCIL Community Grants Formula**

<b>Brent Connects Area</b>	<b>Number of Wards</b>	<b>NCIL Project Spend</b>
Harlesden	3	£136,000.00
Kilburn	3	£136,000.00
Kingsbury & Kenton	5	£227,000.00
Wembley	8	£365,000.00
Willesden	3	£136,000.00
<b>Brent Connect Area Total</b>	<b>22</b>	<b>£1,000,000.00</b>
Boroughwide	ALL	£500,000.00
<b>Overall Total</b>	<b>22</b>	<b>£1,500,000.00</b>

### **NCIL Performance in 2023/24**

2.5.9 For the reported year, **£5,390,172.42** of NCIL was collected.

**2.5.10 £1,297,445.18** was spent on projects during the same period.

2.5.11 Through the NCIL bidding process undertaken in 2023/24, the Council approved 32 projects for funding to deliver a variety of infrastructure projects across the borough, allocating £1,060,772.70. The projects and allocated NCIL amounts, along with spend of the NCIL approved in the 2023/24 bidding rounds are set out in Appendix 1.

2.5.12 Table 9 outlines the total NCIL allocation and projects by NCIL Neighbourhood in 2023/24. Many of the projects allocated NCIL in 2023/24 had programmes working across multiple wards/neighbourhood areas, but the principal 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**

<b>NCIL Neighbourhood</b>	<b>Number of Projects</b>	<b>Allocation</b>
Harlesden	5	£136,000.00
Harlesden Neighbourhood Forum*	0	£0.00
Kilburn	8	£119,378.53
Kingsbury & Kenton	2	£80,023.70
Sudbury Town Neighbourhood Forum*	0	£0.00
Wembley	6	£301,181.77
Willesden	2	£84,579.00
Boroughwide	3	£208,170.00
Multi-Neighbourhood	6	£131,439.70
<b>Totals:</b>	<b>32</b>	<b>£1,060,772.70</b>

*\*No successful NCIL bids were received within either the Harlesden or Sudbury Town Neighbourhood Forum Areas within the 2023/24 financial year and therefore the amount allocated is £0.*

## 2.6

# Summary of NCIL Projects Approved in 2023/24

### Hazel Road Open Space Improvements

- 2.6.1 This project will see the redesign and redevelopment of Hazel Road Open Space. Hazel Road Open Space is currently the only green space in this densely populated area and the current condition is not able to serve the local population. Improvements to green spaces such as Hazel Road Open Space are essential for sustainable growth and development in the area.
- 2.6.2 The redesign will include new landscaping to enhance the visual aspect of the park, new equipment such as chess tables and table tennis, and the removal of existing play equipment to allow for the installation of brand-new SEND provision play equipment, including suitable surfacing. The redevelopment of the open space will make the area more welcoming and attractive to local residents and visitors. Residents will be able to feel proud and make better use of their local park.

### Image 9: Current Hazel Road Open Space (Source: LBB)



### Church Road Welcome Banner Arches

- 2.6.3 This project aims to increase vibrancy and enhance the overall visual appeal of Church Road High Street, and subsequently strengthen community spirit. The design of the Welcome Banner Arches will embrace local heritage within their design and resonate with the diverse mix of residents, shoppers, and business in the community. The banners will convert routine walks into a more engaging journey, increasing footfall and creating a bustling, attractive town centre. This will create a sense of community while supporting growth of the local economy.



## **Harlesden Business Welcome Banner Arches**

2.6.4 This project aims to increase vibrancy and enhance the overall visual appeal of Harlesden Town Centre, and subsequently strengthen community spirit. The design of the Welcome Banner Arches will embrace local heritage within their design and resonate with the diverse mix of residents, shoppers, and business in the community. The banners will convert routine walks into a more engaging journey, increasing footfall and creating a bustling, attractive town centre. This will create a sense of community while supporting growth of the local economy.

## **English Martyrs Church Hall Kitchen Enlargement and Enhance Meeting Room**

2.6.5 This project will develop the church hall kitchen and meeting rooms, increasing the amount of space for activities and community bookings. The development includes turning one current space into two new spaces, refurbishing the current kitchen, and creating a new, smaller one, and refurbishing and creating new meeting room facilities. Community facilities are key in supporting the needs of the local area. This development will enhance the quality and quantity of the facilities at the English Martyrs Church Hall, improving accessibility to the facilities for both local residents and visitors.

## **Brent Hub Batton Schools**

2.6.6 This project will see the development and improvement to Harlesden Brent Hub Community Enterprise Centre for use by local groups to be able to better address current needs within the community.

2.6.7 The development of the centre will include the refurbishment of Cowans Room and the main Conference Hall, the development of dance room facilities, the development of a sensory room, the improvement of accessibility, and the purchase of new IT equipment.

2.6.8 The development and improvement to the Hub will enable delivery of the Brent Hub Batton Scheme that will offer Hub Space free of charge to local groups and individuals, assist with collaborative and partnership working on site, and provide ongoing training and support to local residents and organisations. This initiative will support community growth by giving individuals and groups a space to learn and work.

## **Fresh Arts: Brent Community Arts Project**

2.6.9 This project will create a new cultural facility from a 3,000 square foot community space in Wembley Park. The funding will enable new physical refurbishment, decoration, and signage of a new community space facility. This facility will offer free and low-cost space to the community.

- 2.6.10 The development will enable the delivery of a two-year programme of a range of art workshops for residents and groups, after-school and holiday workshops for children and families, and a programme for NEET young people who are looking for work experience in the arts sector. The investment in the venue-based programme will attract funding for the growth of art and cultural facilities in the long term.

### **Tubbs Road Pocket Park Refurbishment**

- 2.6.11 This project will see the refurbishment of Tubbs Road Pocket Park, improving resident amenities and community engagement opportunities for residents and visitors. The refurbishment will also reduce anti-social behaviour in and around Tubbs Park. Work to the park will include the removal of mounds, a new planting programme, and new tarmac for play graphics. Improvement to the open space and recreational facilities will enhance the quality of both the park and the local area.

### **The Avenue School Vegetable Garden**

- 2.6.12 This project aims to transform an underutilised garden area at the rear of the playground at the Avenue School into a thriving fruit and vegetable garden, valuable educational resource, platform for vocational training, and a scenic and therapeutic area promoting the well-being of students. The initiative is aimed at supporting the well-being of students who have autism (ASC) and communication barriers. This vegetable garden will support the development of not only the physical space at The Avenue School, but the mental and physical wellbeing of the pupils.

### **John Billam, Tenterden, Kenton Community Hall, Rise Phoenix**

- 2.6.13 This project will see the development and creation of an enhanced dual site of outside space at Tenterden and John Billam sites. Improvement to the area will bring the neglected garden area into full use for the community, improve access to the sites, improve MUGA line markings, and enhance biodiversity with new pollinator planning and green trees. With this development and improvement to the sites, the area will be considered to be registered as an Asset of Community Value.

## 2.7 Future NCIL Spending Priorities

- 2.7.1 Following the conclusion of a standard NCIL round under the banner of 'Community Grants' consultation concluding in March 2024, a further standard NCIL round under the same formula as set out in Table 8 is anticipated to commence in Quarter 4 of 2023/24.
- 2.7.2 The Neighbourhood Priorities consultation was carried out between 26 June to 23 July 2023.
- 2.7.3 Table 10 sets out the consultation findings on the top four priorities for each Brent Connects area:

**Table 10: Brent Connects Priorities**

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

- 2.7.4 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 'grassroots' organisations and the emerging community groups.
- 2.7.5 [View a list of projects that have received NCIL funding 2019-2022.](#)

# **3. Section 106 Planning Agreements**

# SECTION 106 CONTRIBUTIONS



**£6,491,632.75**

Total amount of S106 collected in 2023-24

**£1,514,061.46**

Total amount of S106 spent in 2023-24

**£1,552,863.57**

Total amount allocated to S106 projects in 2023-24

**13**

PROJECTS APPROVED FOR FUNDING

**83%**

AFFORDABLE HOUSING UNITS SECURED FROM 362 UNITS APPROVED IN MAJOR APPLICATIONS

**301**

Affordable Housing units secured in 2023-24

**188** London Affordable Rent

**42** London Living Rent

**40** New Accommodation for Independent Living

**27** Intermediate

**4** Social Rent



## ALLOCATIONS IN 2023-24



**£167,934.24**

Employment and Training



**£33,848.95**

Parks



**£324,056.12**

Regeneration



**£58,538.23**

Highways



**£900,000.00**

Sustainability



**£68,486.03**

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 2023/24, a total of 22 S106's and two Unilateral Undertakings were negotiated and agreed. 11 of these were new applications and 11 were S73 Deed of Variations.

### **New S106 Agreements**

- 1-4 and 9 Watkin Road, Wembley, HA9 0NL
- 1-8 INC Neville House & Neville House Garages, Neville Road, 1-64 INC Winterleys and Seahorse Day Nursery, Albert Road, 113-128 Carlton House and Carlton House Hall, Canterbury Terrace, London, NW6
- 2 Forty Lane, Wembley, HA9 9EB
- 231 Watford Road, Harrow, HA1 3TU
- 29-31 Abbey Road, London, NW10 7SJ
- 32 District Road, Wembley, HA0 2LG
- 51-53 Dudden Hill Lane, London, NW10 1BD
- JVC Business Park, Priestley Way, London, NW2
- Matalan Discount Club, Cricklewood Broadway, London, NW2 6PH
- Olympic Office Centre, 8 Fulton Road, Wembley, HA9 0NU
- Oxgate Farm, Coles Green Road, London, NW2 7EY

### **S73 Variation S106s**

- 1 Olympic Way, Wembley, HA9 0NP
- 10 and 11 Watkin Road, Wembley, HA9 0NL
- All Units at 4-9 INC, and Garages rear of 4-9 Gladstone Parade, Edgware Road, Cricklewood, London, NW2 6JS
- Euro House, Fulton Road, Wembley, HA9 0TF
- Fairgate House, 390-400 and 402-408 (Even), High Road, Wembley, HA9
- Former Oriental City, 399 Edgware Road, Kingsbury, London, NW9 0JJ
- Land on site of former Craven Park Health Centre, Knatchbull Road, London, NW10 8LB
- Peel Precinct, 97-112 Carlton House, Canterbury Terrace, 8-14 Neville Close, 2 Canterbury Road and Peel Site Garages, London, NW6
- Trinity House, Heather Park Drive, Wembley, HA0 1SU

- Wembley Park Station Car Park and Train Crew Centre, Brook Avenue, Wembley, HA9
- Willesden Green Garage, St Pauls Avenue, London, NW2 5TG

### Unilateral Undertakings

- 47 Station Road, London, NW10 4UP
- All Flats at Avery Court, Bree Court, Cara House, Dara House and Everly House, 39, 42-44 INC, 47 and 49 Capitol Way, NW9 and 401A and 401B Edgware Road, London, NW9 (formerly known as Land at Junction of Edgware Road, Capitol Way, London, NW9)

3.1.3 Table 11 provides an update on the S106 receipts for the reporting year 2023/24.

**Table 11: S106 Receipts for 2023/24**

Regulation Requirement	S106 Amount
The total amount of money to be provided under any planning obligations which were entered into during 2023/24	£14,949,743.83*
The total amount of money under any planning obligations which was received during 2023/24	£6,491,632.75
The total amount of money under any planning obligations which was collected in years previous to 2023/24 and carried forward into 2023/24 which has not been allocated by the authority prior to 2023/24	£1,966,606.58

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

3.1.4 With regard to affordable housing, **301 affordable housing units were secured** on the following major developments.

**Table 12: Affordable Housing Units Secured in 2023/24**

Site Name	Breakdown of Affordable Units Secured in 23/24	Total Units Secured in 23/24	Ward
Yates Court Garages	4 London Affordable Rent	4 100% Affordable Housing	Brondesbury Park
2 Woodrow House – Variation for additional storey*	12 Intermediate 4 Social Rent	17 94% Affordable Housing	Kilburn

<b>Site Name</b>	<b>Breakdown of Affordable Units Secured in 23/24</b>	<b>Total Units Secured in 23/24</b>	<b>Ward</b>
Euro House – Variation which included tenure change**	34 London Affordable Rent 42 London Living Rent	117 65% Affordable Housing	Wembley Park
Chalfont House Garages	5 London Affordable Rent	5 100% Affordable Housing	Welsh Harp
2-78, Clement Close	21 London Affordable Rent	21 100% Affordable Housing	Brondesbury Park
Newland Court Garages	5 London Affordable Rent	5 100% Affordable Housing	Barnhill
Kilburn Square Estate	99 London Affordable Rent 40 New Accommodation for Independent Living (capped at Local Housing Allowance)	139 100% Affordable Housing	Kilburn
Ujima House***	20 London Affordable Rent 15 Intermediate	54 100% Affordable Housing	Wembley Hill



Site Name	Breakdown of Affordable Units Secured in 23/24	Total Units Secured in 23/24	Ward
<b>Total secured in 2023/24</b>	<b>Total Affordable Units: 301</b>  <b>188 London Affordable Rent</b>  <b>42 London Living Rent</b>  <b>40 New Accommodation for Independent Living</b>  <b>27 Intermediate</b>  <b>4 Social Rent</b>	<b>Total units: 362</b>	

*\*An uplift of 16 Affordable Housing Units to a previous 128 Affordable Housing Units and 311 Total Units to provide 144 total Affordable Housing Units and 328 Total Units.*

*\*\*An uplift of 76 Affordable Housing Units and 117 Total Units to a previous 218 Affordable Housing Units and 759 Total Units to provide 294 total Affordable Housing Units and 876 Total Units. Tenure change from a previous 80 London Affordable Rent, 62 Affordable Rent, 0 London Living Rent, and 76 Shared Ownership to 176 London Affordable Rent, 0 Affordable Rent, 118 London Living Rent, and 0 Shared Ownership.*

*\*\*\*An uplift of 35 Affordable Housing Units to a previous 19 Affordable Housing Units and 54 Total Units to provide 54 total Affordable Housing Units and 54 Total Units.*

**Table 13: 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 2023/24 for funding infrastructure	£1,295,913.92
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: £1,514,061.46 Transferred to TfL: £0.00 <b>Total: £1,514,061.46</b>
Total amount allocated to infrastructure projects in 2023/24 and the amount spent from these allocations.  The items of infrastructure which were allocated money during 2023/24 (received under planning obligations) and the amount spent on each item is shown in Appendix 2	Allocated: £1,323,391.10 Spent: £27,477.18
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	£392,526.00

3.1.5 The total amount of money received (under any planning obligations) during any year which was retained at the end of 2023/24 is **£21,301,195.35**. Table 14 shows the breakdown of these funds.

**Table 14: S106 Position at the End of 2023/24**

Total Unallocated S106 Funds	Total Allocated S106 Funds	Total Unspent*
£6,465,054.45	£10,869,746.78	<b>£17,334,801.23</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 £1,552,863.57 was allocated across 13 different S106 projects in 2023/24. The tables in Appendix 2 show the projects which had S106 money allocated to them in 2023/24. A summary of some of the S106 projects allocated money in 2023/24 is provided in Section 3.2.

## 3.2 Summary of S106 Projects Commissioned in 2023/24

### Brent Work Employment Brokerage Support 24-26

3.2.1 Between April 2023 – March 2024, the Brent Works team have accomplished a great deal, including registering over 1,300 residents for employment related support, registering over 70 new businesses with Brent Works, supporting over 100 local businesses with recruitment, placing 154 residents into sustainable jobs, supporting 41 residents into apprenticeships, running a series of over 20 employment focused webinars, and successfully running the largest Jobs Fair in West London at Wembley Stadium in July 2023, which had over 150 stallholders and over 7,400 attendees.

#### Image 10: Wembley Jobs Fair (Source: LBB)



### Canaletto Court Affordable Workspace

3.2.2 Canaletto Court is a small affordable workspace, located in the Church End Growth Area and secured via planning to be let by the developer Higgins at no more than 50% of market rent. The B1 use class office space will support local small businesses and community groups, providing social, economic, and cultural value for the benefit of local residents, businesses and communities.

3.2.3 Innovative Opportunities are a not-for profit company whose core values are social impact and development. Innovative Opportunities are currently finalising the commercial lease on the affordable workspace. The unit is built out to shell and core and Innovative Opportunities have secured funding to fit it out. Canaletto Court office space, with the team expansion of Innovative Opportunities, would support the development of a local, independent company, give local people new employment and

opportunities, and raise the aspirations of the local community.

- 3.2.4 Innovative Opportunities plan to fit out the unit over Autumn and Winter 2024/25 and officially launch in Spring 2025.

### **Chalkhill Parks Improvements**

- 3.2.5 The Parks Service are looking to further improve the offerings at the site by introducing an enhanced planting scheme on the land nearest to the railway line. The area had inherently been a litter hotspot and due to limited funding, a suitable planting scheme was not able to be explored. The installation of a Gravel Garden was proposed, something not yet promoted within our parks, to educate on the benefits of drought resistant planting, its importance due to climate change, and the benefits in relation to preventing flooding. We will install an information board to support the delivery of this project.
- 3.2.6 This will include wildflower planting, sowing wildflower in orchard alleyways with flower mix such as yarrow, knapweed, red companion. Alleyway sowing provides nectar and pollen for natural enemies, helping to boost local pollinator populations over time. Cut just once or twice a year, they also provide structure for web-spinning spiders and a refuge for natural enemies. As part of the wildflower planting, we will also look to create refuge for earwigs and enhance the ecosystem.
- 3.2.7 To further address the litter at site, the Parks Service intends to install at least one bin at larger sites that allows for a litter picker storage facility. Chalkhill Park would be a perfect fit for an installation of this kind. It would enable local volunteer groups to hold litter pick days and help restore some community interest in the space. Chalkhill Linear Park, less than 5 minutes' walk from Chalkhill Park, is near both a large superstore, international school, and residential housing area. As a result, it is well used and sees high footfall. Two bins have been lost from site over the last few years and as a result the site would benefit from the installation of a dual recycling bin that we also hope to address through the funding available.
- 3.2.8 If no action is taken, further bins will need to be removed, resulting in an insufficient number of litter assets in both spaces. Pest problems are likely to rise as well as other anti-social behaviours that seem to increase in areas where the initial impression is that they are not well kept. The improvements would allow the opportunity to collaborate with local resident groups and promote better use of the parks and open spaces. The gravel planting has additional educational aspects not yet explored within park projects.

### **Gladstone Park Rugby Infrastructure**

- 3.2.9 This project is looking to replace the old rugby posts in Gladstone Park with new posts that are fit for purpose, allowing rugby to continue to be

played at Gladstone Park. In line with Brent's Borough Plan, the aim is to help the only rugby club in Brent, Kilburn Cosmos Rugby Club, continue to thrive, and be more encouraging and welcoming to residents who are eager to lead a healthier lifestyle by participating in sporting activities. The rugby club encourages all members to maintain a cleaner and greener Brent by taking ownership of the space and treating it as their home ground. The installation of one rugby post has been completed.

**Image 11: New Rugby Post at Gladstone Park (Source: LBB)**



### **Heather Park Dog Station**

3.2.10 This project will provide a more welcoming visit for park users at Heather Park through the installation of a dog station containing free dog waste bags. The dog station within Heather Park has been installed. This dog station enables easy removal of dog waste for those who find themselves without a bag. This provides a better park experience for both dog owners and other visitors, due to the subsequent reduction of waste in the park.

**Image 12: Heather Park Dog Station (Source: LBB)**



## Lawrence Avenue Open Space Improvements

- 3.2.11 This project seeks to enhance both the playground and planting habitat of the surrounding area of Lawrence Avenue. This will provide a more welcoming visit for park users and host environmental benefits due to increased wildlife. This will help provide a cleaner and more considerate Brent, while improving the open space for local residents and visitors. Both the playground equipment and planting habitat will improve the well-used public amenity space. The playground item has been installed.

**Image 13: New Playground Equipment (Source: LBB)**



## Northwick Park Pavilion Survey

- 3.2.12 The Northwick Park Pavilion Upgrade Survey is a survey designed to enable the redesign and upgrade of the Northwick Park Pavilion. The upgrade of the pavilion will provide a vital facility and allow the improved usage of the surrounding sports fields. The survey will help to accurately understand what developments and costs are needed to upgrade the pavilion.

## One Tree Hill Paths

- 3.2.13 This project is removing and replacing the existing damaged path with a new and improved path in One Tree Hill Park. This will provide a more welcoming visit for park users and allow more inclusive accessibility through the park. The new path will deter anti-social behaviour, such as unauthorised sport or damaging the existing path. Works are due to be completed in September or October 2024.

## Social Housing Decarbonisation Project

3.2.14 Following a successful bid for the Social Housing Decarbonisation Fund, £1,320,000.00 was awarded to deliver energy efficiency improvements to 127 of Brent's currently worst performing social housing stock over a two-year period. The works are being managed by Brent's long term delivery partner Wates, with project oversight from the Brent Major Works team. The project will support us in our ambitions of reducing CO2 emissions from social housing and improving the comfort and wellbeing of tenants.

## Wembley Housing Zone Affordable Housing – Ujima House & Cecil Avenue

3.2.15 Wembley Housing Zone was designated by the Mayor of London in 2015. Brent Council are delivering the vision to restructure and revitalise the eastern end of Wembley High Road to provide new homes, jobs, and infrastructure. Regeneration in this gateway location will help link the established Wembley Town Centre with the new Wembley Park regeneration. In March 2023, Brent Council and Wates agreed to redevelop two key sites on Wembley High Road to provide new homes, workspaces, and community facilities with a new and improved public realm.

### Image 14: CGI of Land on Wembley High Road, East of Cecil Avenue (Source: LBB)



3.2.16 Land on Wembley High Road, East of Cecil Avenue will deliver a high-quality mixed-use courtyard development. The Council have consulted with the local community, and Planning Committee unanimously approved proposals. Planning consent was issued in February 2021 and Brent Cabinet resolved in August 2021 to move the scheme into delivery. Wates were selected as the developer partner in 2023. Wates and the Council have since worked together to update scheme designs and planning to meet the latest building and fire regulations. In April 2024, main works began to deliver 237 new homes (37% affordable), commercial and community spaces, plus a new publicly accessible garden. The scheme is due to complete by the end of 2026.

3.2.17 Brent Council acquired Ujima House with grant funding from the Mayor of London in July 2017. Planning Committee have unanimously approved proposals for mixed-use development. Planning consent was issued in February 2021 and Brent Cabinet resolved in August 2021 to move the scheme forward into delivery. Wates were selected as the developer partner in 2023. Wates and the Council have since worked together to update scheme designs to meet the latest building and fire regulations, and secure detailed planning for 54 new homes (100% affordable), workspace, and café uses. In August 2024, demolition of the former Ujima House office building was completed, and the new scheme is moving into main works in late 2024.



# **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 2023/24 the Council entered into nine S278 highways agreements. The associated developments along with the description and value of these highway works are outlined below.

**Table 15: S278 Agreements in 2023/24**

<b>Development</b>	<b>Plot SW01 and SW02, South Way, Wembley</b>
Description of works	S278: Strengthening of White Horse Bridge ramp and formation of vehicular access at South Way.
Value of works	£479,831.52
Status	Works complete, PC not yet issued due to dispute over private utilities on highway.
<b>Development</b>	<b>HIF Peel, Canterbury Road, Neville Close and Peel Precinct, South Kilburn</b>
Description of works	S38 / 278: <ul style="list-style-type: none"> <li>• Construction of new link road between Canterbury Road and Rupert Road.</li> <li>• Reconstruction of Neville Road and Neville Close for dedication as highway.</li> <li>• Resurfacing of Princes Road and Canterbury Road junction and up to Cathedral Walk junction.</li> <li>• Construction of a new footway on the western side of Granville Road.</li> </ul>
Value of works	£1,545,493.74
Status	Ongoing.
<b>Development</b>	<b>85 – 89 Ealing Road, Wembley</b>
Description of works	S38 / 278: Formation of an in footway loading place and dedication of private land as footway on the rear of the loading place.
Value of works	£36,550.01
Status	Complete, work in defect monitoring period.

<b>Development</b>	<b>Artisan House, Market Way, Wembley</b>
Description of works	S38 / 278: Formation of vehicular access and widening of existing footway, and land dedication for the widened footway.
Value of works	£12,388.00
Status	Ongoing.
<b>Development</b>	<b>Brent Indian Cultural Centre, 19 Dudden Hill Lane, Willesden</b>
Description of works	S38 / 278: Formation of vehicular access and widening of existing footway, and land dedication for the widened footway.
Value of works	£89,748.66
Status	Ongoing.
<b>Development</b>	<b>Generator Site, Old North Circular Road, Alperton</b>
Description of works	S278: Formation of two new vehicle accesses, revocation of redundant crossovers, reconfiguration of traffic signal from four way control to three ways, resurfacing the entire footway fronting the site, and amendment of associated road marking.
Value of works	£287,580.15
Status	Complete, work in defect monitoring period.
<b>Development</b>	<b>Harlesden Canal Side, Stele Road, Harlesden</b>
Description of works	S278: Resurfacing of entire section of the road between the repair workshop and Grand Union Canal.
Value of works	£44,527.35
Status	Complete, work in defect monitoring period.
<b>Development</b>	<b>Euro Car Parts, Fulton Road, Wembley</b>
Description of works	S38 / 278: Resurfacing the entire footway outside the site, formation of a loading bay in Fulton Road, and formation of entry treatment at Fulton Road.
Value of works	£641,302.72
Status	Works not yet commenced.
<b>Development</b>	<b>4 – 5 Elmwood Crescent, Kingsbury</b>
Description of works	S38 / 278: Footway widening and formation of vehicular crossovers to the new single dwelling properties and associated land dedication as highway.
Value of works	£23,809.15
Status	Complete, work in defect monitoring period.

# Appendices

# Appendix 1

**Table 1: Allocated NCIL Projects and Spend in 2023/24**

Physical or Social	Project	Organisation	Summary of Project	Brent Connects Area	NCIL Allocated	NCIL Spend
Social	Providing Opportunities and Easing the Cost of Living	Bosnia and Herzegovina Community Advice Centre (BHCAC)	A dementia café for residents and members of Bosnia and Herzegovina Community Advice Centre (BHCAC) providing twice weekly coffee gatherings for older people suffering from dementia, floristry workshops, and two large social events for residents.	Willesden	£39,579.00	£0.00
Physical	Hazel Road Open Space	Brent Parks Service  *On behalf of Friends of Hazel Road	Redesign and improvement work to Hazel Road Open Space.	Kilburn	£50,850.00	£0.00
Social	Peppermint Heights Life Enrichment Project	Brent Play Association	A two-year enrichment programme for people with additional needs, helping them integrate into society.	Wembley	£40,000.00	£0.00

Physical or Social	Project	Organisation	Summary of Project	Brent Connects Area	NCIL Allocated	NCIL Spend
Physical	Church Road and Harlesden Business Welcome Banner Arches	Brent Town Centre Manager  *On behalf of Church Road Businesses Ltd T/A Church Road Businesses Association	'Welcome' crossing banners in Church End and Harlesden Town Centres.	Harlesden	£55,000.00	£0.00
Social	Better and Brighter Brent Community 2024	Abundance Arts	Activity sessions over two years in Stonebridge for children and young people aged 8-18 years old. The project will provide participants with maths tuition, learning support, and a mix of sport and cultural activities.	Harlesden	£18,798.00	£0.00
Social	Brent Young People Forum	Clube dos Brasileirinhos	A youth development programme over six months, specifically targeted at Brazilian and Portuguese young people living in Brent. The project will seek to integrate young people from Brazil and Portugal into the wider Brent community.	Kilburn	£5,000.00	£5,000.00

Physical or Social	Project	Organisation	Summary of Project	Brent Connects Area	NCIL Allocated	NCIL Spend
Social	Networking Brazilians in Brent	Comunidade Pentecostal De Londres Trust	The project will deliver six months of regular sport activities, a weekly girls club, and one-off events for Brazilians living in Brent, supporting integration and community cohesion.	Harlesden	£33,216.00	£11,072.00
Physical	Church Hall Kitchen Enlargement & Enhance Meeting Room	English Martyrs Church	A physical infrastructure project to increase the amount of space for community bookings and activities at the English Martyrs Church, by creating two separate spaces where there is currently only one.	Kingsbury & Kenton	£48,678.00	£0.00
Physical and Social	Brent Hub Batton Scheme	Destiny House	Development and improvement to Brent Hub Community Enterprise Centre. Development will provide additional rentable space for organisations and residents and improve the current service and range of support offered.	Harlesden	£15,986.00	£0.00
Social	Forward Enterprise Bootcamp	Forward Trust	An Enterprise Support service, supporting disadvantaged and deprived young people in Wembley, and Kingsbury & Kenton to move into self-employment or set up new businesses.	Multi BC	£27,190.48	£0.00

Physical or Social	Project	Organisation	Summary of Project	Brent Connects Area	NCIL Allocated	NCIL Spend
Physical and Social	Fresh Arts: Brent Community Arts Project	Fresh Arts CIC	Physical infrastructure improvements to the 3,000 square foot community space in Wembley Park, creating a new cultural facility enabling delivery of a wide range of educational, creative, and recreational activities.	Wembley	£89,320.00	£0.00
Physical	John Billam, Tenterden, Kenton Community Hall, Rise Phoenix	Brent Parks Forum  *On behalf of GAA	Work and enhancement to Tenterden and John Billam areas to improve the path and green space for community use.	Kingsbury & Kenton	£31,345.70	£0.00
Social	South Kilburn Green and Active	Granville Community Kitchen	Free classes and workshops to address health needs and build community resilience in the South Kilburn Area.	Kilburn	£18,460.00	£0.00
Physical	Tubbs Road Pocket Park	Harlesden Neighbourhood Forum	Refurbishment of Tubbs Road Pocket Park to improve resident amenities and community engagement opportunities.	Harlesden	£13,000.00	£0.00



Physical or Social	Project	Organisation	Summary of Project	Brent Connects Area	NCIL Allocated	NCIL Spend
Social	Improving the physical and mental health of children and young people	Hestia	Additional support over one year for up to 30 children and mothers from four Brent refuges across the borough to improve their physical and mental wellbeing.	Multi BC	£22,000.00	£0.00
Social	Learie Constantine West Indian Association	Learie Constantine West Indian Association	A young people's leadership, mentoring, and media project, targeting young people not in education or employment and those on the edge of crime.	Willesden	£45,000.00	£0.00
Social	Flourish	Learning Through the Arts	A two-year, children and family, craft-based, intergenerational project to help nurture expression, communication, fine motor skills, creativity, independence, and cross-racial relationships amongst people of diverse cultures.	Wembley	£50,086.00	£12,521.50
Social	Sporting Impact	MEM Academy	A two-year Young Persons (YP) project for vulnerable YP aged 11-24, referred through schools, police, and social services. The project will provide a divergence from crime through engagement in positive activities and role models.	Wembley	£61,256.00	£15,314.00

Physical or Social	Project	Organisation	Summary of Project	Brent Connects Area	NCIL Allocated	NCIL Spend
Social	Other Cinemas in Kilburn	Other Cinemas	A one-year programme of monthly film clubs and a film exhibition in Kilburn.	Kilburn	£10,000.00	£0.00
Social	QPR Brent Choices	QPR in the Community Trust	A two-year rolling programme of 12-week courses for Young People aged 14-19 known to the Youth Offending Team. The project will provide a divergence from crime through engagement in positive activities and improved confidence and decision making.	Wembley	£49,369.77	£0.00
Social	EmpowerHer Arts Initiative: Connecting Women through Creativity in South Kilburn	Resourceful Women's Network (RWN) is the operational name of Harrow Women's Centre	Free weekly knitting and crochet sessions over six months for women in South Kilburn.	Kilburn	£5,000.00	£0.00
Social	KORUQAAD (Uplifting)	SAAFI (Somali Advice and Forum of Information)	A tailored support programme for vulnerable refugee and asylum seekers in Willesden providing one-to-one support and guidance on financial advice and the cost of living.	Multi BC	£32,958.75	£0.00

Physical or Social	Project	Organisation	Summary of Project	Brent Connects Area	NCIL Allocated	NCIL Spend
Social	Kilburn Refugee Women's Project	Salisbury World	A women's refugee support project in Kilburn providing classes and programmes in ESOL, wellbeing workshops, and cultural trips and activities.	Kilburn	£20,000.00	£0.00
Social	Wellness Craft & Outdoor Nature Walks	SharedCity CIC	A wellness programme for Brent residents with limited outdoor space, social isolation, and people with long-term disabilities. The programme will provide 20 guided walks through Barham Park and 20 craft sessions at Barham Library.	Wembley	£11,150.00	£0.00
Social	Brent Get Set Go: Skills and Leadership Academy	Sport at the Heart	A two-year skills and employment programme for young people aged 16-25 who are not in education or employment.	Boroughwide	£71,828.00	£0.00
Social	Laurence's Larder: Foundations for Growth	St. Laurence's Larder and Open Kitchen	Recruitment of a part time coordinator to run operational day to day activities and capacity to develop Lawrence and Larder Website and Art Café.	Kilburn	£7,000.00	£0.00

Physical or Social	Project	Organisation	Summary of Project	Brent Connects Area	NCIL Allocated	NCIL Spend
Social	Brent Goes Foody	Start Easy Ltd	An educational training programme for Children and Young People aged 5-18 in five Brent Schools and family wellbeing centres. The project will address food education, human rights, and climate action.	Multi BC	£28,000.47	£0.00
Social	Brent Biodiversity Action Team	The Conservation Volunteers	A two-year volunteer outreach programme across Brent's green spaces. Volunteers are supported to work on neglected green spaces improving amenities for the community, wildlife, and environment.	Boroughwide	£97,342.00	£0.00
Physical	The Avenue School Vegetable Garden	The Rise Partnership Trust	The Avenue School will transform an underutilised garden area into a thriving vegetable garden.	Kilburn	£3,068.53	£0.00
Social	The Way to Work	Spark! (Hounslow Education Business Charity)	A high-level targeted work placement and support programme for young people who are deemed furthest away from the labour market.	Multi BC	£13,290.00	£0.00

Physical or Social	Project	Organisation	Summary of Project	Brent Connects Area	NCIL Allocated	NCIL Spend
Social	Triton in the Brent Community	Triton in the Community	Swim teacher training and swim lessons for Brent women and girls at a local hotel swimming pool, The Crown Hotel in Cricklewood. Female only sessions will enable Muslims and others who do not feel confident for religious or other reasons to learn to swim.	Multi BC	£8,000.00	£0.00
Social	Zest of Mind Wellbeing Warriors Skills	Zest of Mind	A health and wellbeing and skills improvement programme for young people (YP) in Brent across seven wards in Brent over two years.	Boroughwide	£39,000.00	£0.00
				<b>Totals:</b>	<b>£1,060,772.70</b>	<b>£43,907.50</b>

# Appendix 2

**Table 1: S106 Infrastructure Projects Allocated Money in 2023/24 and their Spend**

Project Type	Project	S106 Allocated	S106 Spent	Expected Completion	Ward
Regeneration	Canaletto Court Affordable Workspace	£22,991.68	£0.00	2024/25	Dudden Hill
Parks	Chalkhill Parks Improvements	£6,000.47	£0.00	June 2025	Barnhill
Parks	Gladstone Park Rugby Infrastructure	£4,321.01	£2,824.36	Summer 2025	Mapesbury
Parks	Heather Park Dog Station	£400.00	£200.00	Completed	Alperton
Regeneration	Kelaty House Affordable Workspace	£71,002.15	£0.00	2024/25	Wembley Park
Transport	Kilburn Lane Highways Improvements	£68,486.03	£18,500.00	2024/25	Kilburn
Parks	Lawrence Avenue Open Space Improvements	£7,458.54	£5,952.82	June 2025	Stonebridge
Parks	One Tree Hill Paths	£12,668.93	£0.00	September 2024	Alperton
Sustainability	Social Housing Decarbonisation Project	£900,000.00	£0.00	March 2025	Boroughwide
Regeneration	Wembley Housing Zone Affordable Housing - Ujima House & Cecil Avenue	£230,062.29	£0.00	2024/25	Wembley Central
	<b>Totals:</b>	<b>£1,323,391.10</b>	<b>£27,477.18</b>		


**Table 2: S106 Non-Infrastructure Projects Allocated Money in 2023/24 and their Spend**

Project Type	Project	S106 Allocated	S106 Spent	Expected Completion	Ward
Highways	Beresford Avenue & Mount Pleasant CPZ – Additional Contribution*	£58,538.23	£49,534.11	Completed	Alperton
Employment & Training	Brent Work Employment Brokerage Support 24-26	£167,934.24	£0.00	2024/25	Boroughwide
Parks	Northwick Park Pavilion Survey	£3,000.00	£0.00	2024/25	Northwick Park
	<b>Totals:</b>	<b>£229,472.47</b>	<b>£49,534.11</b>		

*\*Additional allocation to existing S106 project.*

Planning & Development Services  
Brent Civic Centre  
Engineers Way  
Wembley HA9 0FJ



	<b>Cabinet</b> 9 December 2024
	<b>Report from the Corporate Director,            Neighbourhoods and Regeneration</b>
	<b>Lead Member - Leader and Cabinet            Member for Housing, Regeneration,            Planning &amp; Growth            (Councillor Muhammed Butt)</b>
<b>Request for Strategic Community Infrastructure Levy            Allocation for the South Kilburn Primary School &amp; South            Kilburn Urban Park</b>	

<b>Wards Affected:</b>	Kilburn, Queens Park
<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 1: Proposed Site Plan
<b>Background Papers:</b>	None
<b>Contact Officer(s):</b> <small>(Name, Title, Contact Details)</small>	Archika Kumar - Head of Estates Regeneration <a href="mailto:Archika.Kumar@brent.gov.uk">Archika.Kumar@brent.gov.uk</a>

## 1.0 Executive Summary

- 1.1. This report seeks Cabinet approval for use of Strategic Community Infrastructure Levy (SCIL) funding to deliver two social infrastructure projects, as part of the South Kilburn Regeneration Programme as detailed below and in the main body of this report.
- 1.2. The report highlights the proposed social infrastructure to be delivered at South Kilburn including:
  - A new build primary school in the heart of South Kilburn future-proofed to expand from a 1 Form Entry (1FE) to a 2 Form Entry (2FE) school.
  - Enhancements to the South Kilburn Open Space so that it can provide accessible, valuable amenity space for the widest range of community needs.

## 2.0 Recommendations

That Cabinet:

- 2.1 Approves the use of £12.9m of SCIL funding, for the construction of a 1 FE primary school with a nursery and the infrastructure to expand to a 2FE school (including decanting of Carlton Vale Infant school to Kilburn Park Junior school and the associated building works), as part of South Kilburn Regeneration Programme.
- 2.2 Approves the use of £4.4 m of SCIL funding, for the enhancement of the South Kilburn Open Space, as part of the South Kilburn Regeneration Programme.
- 2.3 Delegates authority to the Corporate Director Neighbourhoods and Regeneration in consultation with the Cabinet Member for Regeneration Planning and Growth to approve the most appropriate procurement process and to approve pre-tender considerations as set out in Contract Standing Order 89 in respect of the procurement of contractors for the development of the new school and improvements to the open space.
- 2.4 Approves inviting tenders in respect of the procurement of contractors for the development of the new school and improvements to the open space in accordance with Contract Standing Order 88.
- 2.5 Approves officers evaluating tenders on the basis of the pre-tender considerations referred to in recommendation 2.3 above.
- 2.6 Delegates authority to the Corporate Director, Neighbourhoods and Regeneration in consultation with the Cabinet member for Regeneration Planning and Growth, to take all necessary steps to acquire the land at Kilburn Park Junior school for the regeneration of South Kilburn, and thereafter pursue Secretary of State approval to dispose education land for non-educational uses.
- 2.7 Notes that consultants required for design development and procurement of the contractor(s), will be procured using powers delegated to officers under the Constitution.
- 2.8 Notes the indicative time scales, next steps and key risks associated with the delivery of the school and improvements to the open space.

### **3 Detail**

#### **Cabinet Member Foreword**

- 3.1 This report is part of the Council's ongoing commitment to create a long-lasting positive change to local areas for the benefit of the communities that live there. The use of Strategic Community Infrastructure Levy to deliver these projects will benefit both current Brent and future residents as the borough grows and prospers.
- 3.2 South Kilburn has been identified as a strategic priority area for driving transformational change, economic opportunity, and regeneration within Brent – Prosperity and Stability in Brent, Thriving communities (Brent Borough Plan 2023-27).

- 3.3 The South Kilburn Primary School and SK Urban Park initiatives aim to deliver:
- A new primary school in the heart of South Kilburn with a future-proof design to expand from a 1 Form Entry (1FE) to a 2 Form Entry (2FE) school.
  - Enhancements to the South Kilburn Open Space so that it caters for a wide range of community and recreational needs.
- 3.4 The South Kilburn School project helps meet outcomes within the Borough Plan 2023-2027, namely Strategic Priority 4: The Best Start in Life by making sure access to quality education is fair and equal which will allow children to develop their skills, achieve their potential and realise their aspirations.
- 3.5 The South Kilburn Urban Park project helps meet outcomes within the Borough Plan 2023-2027, namely Strategic Priority 2: A Cleaner, Greener Future. The project will enhance and improve green infrastructure, supporting residents' mental and physical health through enhanced active travel infrastructure and continuing to make Brent's award-winning parks even better. The initiative also contributes to meeting Strategic Priority 5: A Healthier Brent. Making Brent a healthier and stronger borough where everyone can live independent, safe and happy lives, by supporting the most vulnerable and removing barriers all residents face to becoming physically active. This includes making our green spaces, walking, and cycling routes more accessible, friendly, inclusive, and well-maintained.
- 3.6 The proposals support sustainable development and growth, aligning with the strategic objectives of the Brent Local Plan (2019-2041), the South Kilburn Masterplan, the Infrastructure Delivery Plan and SCIL legislation by addressing current deficiencies and meeting future demands by delivering high-quality educational facilities and green infrastructure ensuring long-term community stability and growth.

## **Background**

### *South Kilburn Schools*

- 3.7 The South Kilburn Masterplan was produced in 2005, revised in 2016, and adopted in 2017. To date, fourteen redevelopment sites have been completed, three are underway, and seven are in various stages of design, planning, and delivery, contributing towards the overall target of 3,437 modern, fit-for-purpose new homes.
- 3.8 The Development Principles within the South Kilburn Masterplan / Supplementary Planning Document includes improving educational attainment by delivering a new primary school with modern educational facilities and high-quality learning environment to improve attainment and learning experiences.

- 3.9 There are currently two schools within the South Kilburn masterplan: Carlton Vale Infant School (CVI) is a 2FE Community Infant school, with Brent as the landowner. Kilburn Park Juniors (KPJ) is a 2FE Junior foundation school with the foundation as the landowner.
- 3.10 Both schools are in very poor condition, and any capital improvements would fall under the Council's responsibility. Since the original plans to redevelop the schools were approved and instigated several years ago, no significant capital improvement works have been completed at the two schools. The Council is currently assisting the schools to best maintain the buildings until such time a definitive decision is made on the future of the schools and their buildings.
- 3.11 From 2021 onwards, the South Kilburn regeneration team, Capital Delivery Team and the Children and Young People (CYP) Directorate worked closely with the two schools to develop designs for a new 2FE primary school and nursery in a single premises. During these conversations, the two schools agreed to amalgamate into one primary school and entered a hard federation in April 2024.
- 3.12 In July 2023, a planning application for 146 homes, a 2FE school and park enhancements on the combined site of the two schools and Masefield Wordsworth and Dickens (MWD) regeneration blocks was submitted. The planning application was subsequently withdrawn due to a significant viability deficit due in part due to the cost of building the new school.
- 3.13 In February 2024, a school place planning modelling exercise undertaken by the Children and Young People Directorate confirmed a need for a 1 Form Entry (1 FE) primary school in South Kilburn, including a 26-place nursery and an Additional Resourced Provision (ARP) for pupils with Special Educational Needs and Disabilities (SEND) requiring additional support. The size of the school has been revised in the context of a falling primary population across Brent and London, which, according to Greater London Authority forecast modelling, is not due to rise in the next few years. However, in the context of demographic growth arising from the regeneration programme, CYP has recommended building a 1 Form Entry (1 FE) primary school with a nursery with the potential and infrastructure to expand to a 2 Form Entry (2FE) school. This futureproofing aligns with the principles of the Brent School Place Planning Strategy 2024 – 2028 and the first refresh of the Strategy agreed by Cabinet on 12 November 2024, which focuses on both the sufficiency and sustainability of school places.
- 3.14 The modelling exercise detailed in paragraph 3.13 identified that there would be sufficient capacity over the next five years (the 2027/2028 academic year) to meet projected need if a one form of entry primary school replaced CVI and KPJ schools, taking into account the likely relocation of Islamia Primary School away from the area. Development of a two-form entry school would likely lead to spare places in the area which would not be an efficient use of resources. However, in the longer term given the level of planned regeneration, it was felt prudent to design options that would allow the new primary school to be relatively easily expanded to a 2 FE school should the need arise.

3.15 Officers proposed the continued provision of the South Kilburn school to be pursued through a new school building on the CVI site. Delivery of the new school building at the CVI site was initially proposed to be funded and enabled by the wider redevelopment of sites at Masefield, Wordsworth, Dickens, (MWD) Austin, Blake (A&B) and KPJ school as part of the South Kilburn Regeneration Programme. The recommended development option included the following.

- A new build 1 Form Entry school aligned with Department for Education's area guidance (BB103) on the CVI site with the infrastructure to expand to a 2FE school by building additional classrooms in the future.
- 588 homes including 528 homes on MWD and A&B site and a further 60 homes on the KPJ site.
- 12.4% affordable homes (73 homes)
- Necessary enhancements to KPJ school to enable the decant of CVI school during the period of the new school build.
- Nil land receipt.

3.16 Following discussions at Regeneration Board and Capital Programme Board it was recommended that SCIL is secured to cover the cost of delivering the school and park improvements and to utilise the funding generated by the wider development to increase the levels of affordable housing, currently estimated at 12%.

#### *SCIL Funding for the School*

3.17 With the 46,000 new homes in Brent expected to be delivered in the Local Plan period of 2019 to 2041, there will be a need for new and enhanced community facilities in and around the growth areas to meet this increase in population. The school will not only support the educational needs of the growing population but will also act as a catalyst for community cohesion, social mobility, and local economic growth, linking directly to the wider regeneration goals.

3.18 The project meets Policy BSEGA1, South Kilburn Growth Area of the Brent Local Plan (2019-2041), delivering social infrastructure in South Kilburn. Enhancing educational infrastructure is key to supporting population growth and improving life chances for residents. The new school will not only replace outdated facilities but will create a modern, efficient educational environment that meets the needs of South Kilburn's children now and in the future. It aims to provide top-tier educational facilities at the heart of the community, fostering community cohesion and improving life chances for residents.

3.19 The project meets Policy BSI1, Social Infrastructure & Community Facilities by encouraging the provision and enhancement of social infrastructure, including schools, to support growth. Replacing two outdated schools with a new, future-proofed primary school is a strategic enhancement that addresses the

inadequacies of the current facilities. The new school will be designed to expand from 1 Form Entry (1FE) to 2 Form Entry (2FE), directly accommodating an expected increase in local population due to ongoing and future housing developments.

- 3.20 The project meets Policy BH5, which sets out Brent’s requirements for delivering affordable housing in new developments. This SCIL funding investment will help deliver key enabling infrastructure that will facilitate the provision of additional affordable homes for South Kilburn to be developed as a Growth Area.
- 3.21 The Social Infrastructure section of the IDP mentions that additional capacity may be required in the borough’s growth areas, where new housing is expected to increase demand for school places. The new primary school, with its ability to expand from 1 Form Entry (1FE) to 2 Form Entry (2FE), directly responds to this need by providing scalable infrastructure that can adapt to future growth demands.
- 3.22 The Infrastructure Officers Working Group (IOWG) assessed and confirmed that the school is eligible for the use of SCIL.
- 3.23 SCIL Funding is crucial for the timely delivery of the much-needed improved educational facilities. Securing SCIL funding will allow the proposal to be developed independently of the regeneration programme, freeing the project from the cross-subsidy constraints, and allowing the Council to secure increased levels for affordable housing in future phases of the South Kilburn Regeneration Programme.
- 3.24 It should be noted that should the need arise for the new school to expand to a 2FE school in the future, there is no provision in this proposal to cover these costs.

*School Risks and Mitigation*

- 3.25 Below is a summary of key risk to the delivery of the school, their impact, and proposed mitigations.

Risk	Impact	Mitigation
Stakeholder Engagement	Lack of support for revised scope of new school building (2FE to 1FE+)	Early regular engagement to gain support from school, community, planning.
Land Assembly	Delivery of regeneration objectives to for new housing and open space at KPJ site.	Early agreement in principle with the Foundation to transfer KPJ site to the council. Early discussions with Department for Education to facilitate Secretary of State for Education’s approval for the disposal to deliver regeneration objectives.

Cost	Delivery within order of cost estimate	Cost plan monitoring throughout design development and change control to deliver within project budget.
Programme	Delivery within indicative programme	Indicative programme to be agreed by stakeholders and subject to approval of the project brief and critical milestones.

*School delivery indicative Programme*

3.26 An indicative programme for the delivery of the school is set out below. This timeline is contingent upon securing SCIL funding. All dates are subject to timely input and approval of the project's brief and critical milestones. Any changes to the scope or project brief during design development or delays to approval or sign off will impact the programme.

Milestones	Indicative Dates
Cabinet Approval - CIL Funding, Consultant Procurement, Progress to Planning	Dec 2024
School Brief Finalised with CYP and School	Jan 2025
Design Team and Consultant Procurement	Jan to Mar 2025 (3m)
In Principle Agreement KPJ Land Transfer to Council	by Mar 2025
Design and Planning Stage	Apr to Dec 2025 (9m)
Planning Determination	Jan to Jun 2026 (6m)
Contractor Procurement	Apr to Jul 2026 (4m)
Cabinet Approval/ Delegated Authority for Contract Award	Sep 2026
Decant to KPJ and VP of CVI	by Sep 2026
Pre-Construction Service Agreement (PCSA)	Sep 2026 to Feb 2027 (6m)
Construction	Mar 2027 to Aug 2028 (18m)
Defects, Handover, and Commissioning	Sep to Dec 2028 (4m)
Anticipated Occupation	Jan 2029

**South Kilburn Urban Park**

3.27 The Development Principles within the South Kilburn Masterplan/Supplementary Planning Document sets out the requirement of accessible, high-quality public spaces to foster community cohesion and improve residents' quality of life. Principle, GI1 of the SDP, outlines the enhancements to the South Kilburn Open Space to transform it into the South Kilburn Urban Park to be recognised and established as a park that caters to a wide range of community needs, providing improved connections, choices of activities and recreational opportunities for both existing and new residents.

- 3.28 The landscape and public realm proposals within the Masterplan look to improve the existing green spaces on the Estate. Alongside the proposed improvements to Carlton Vale Boulevard, public open space, and green infrastructure networks, the South Kilburn Open Space will provide the single most important piece of green infrastructure for the South Kilburn Masterplan.
- 3.29 The proposed landscape strategy of the South Kilburn open space includes ecological enhancements and activation of the open space through a network of safe routes, creating opportunities to bring together new and existing residents of South Kilburn. The proposed improvements include new cycle and pedestrian connections, a new multi-activity area, youth space, gym trail, woodland play area and earthworks, enhanced biodiversity, community orchard, and growing space, and a proposed community pavilion that can accommodate community space and café. Officers within the Parks Service have commented on the design proposals, to ensure ease of maintenance and community benefit.
- 3.30 The project addresses London Plan (2021) policy by providing significant biodiversity and urban greening factor enhancement. Improvements to the Open Space are designed to accommodate off-site play provision from adjacent sites, provided according to GLA requirements, this includes provisions for; equipped and information local playable space, neighbourhood playable space and youth space. The new school and connections to it are designed to support children's independent mobility through safer pedestrian and cycle priority streets and routes.
- 3.31 The proposed planting strategy introduces variation through topography, species, and typologies. Diverse and robust planting requiring minimal maintenance will promote climate and disease resilience. It will enrich the public experience by introducing additional trees and ground cover while maintaining open sight lines and addressing the current perception of lack of safety in the park and along Malvern Rd.
- 3.32 The park's role in the regeneration of the South Kilburn area cannot be overstated, as it is a core driver for enhancing the attractiveness and liveability of South Kilburn. Moreover, the park will act as a connecting green corridor within the neighbourhood, linking different residential and social infrastructure sites, further reinforcing the South Kilburn Masterplan's vision of a well-connected and accessible community.

#### *SCIL Funding for the Park*

- 3.33 The South Kilburn Urban Park is a key component in Brent's commitment to environmental and social sustainability. It will provide green infrastructure that enhances biodiversity, mitigates urban heat island effects, and promotes environmental awareness among residents, particularly school children.
- 3.34 The park will support sustainable urban living, offering safe pedestrian and cycling routes that encourage active transportation and reduce car dependency. This not only improves the area's environmental footprint but also



strengthens the social fabric of the community by fostering greater interaction in shared, well-maintained spaces. The park is integral to the South Kilburn regeneration programme's goal of creating a 'Cleaner, Greener Future,' as Brent's Borough Plan outlines, and falls within the boundary for the South Kilburn Green Neighbourhood.

- 3.35 The project meets Policy BSEGA1 - South Kilburn Growth Area, which aims to continue the regeneration of South Kilburn by delivering affordable housing, green spaces, and social infrastructure.
- 3.36 The project meets Policy BD1 - Leading the Way in Good Urban Design by promoting high-quality urban design in new developments to create attractive, functional, and sustainable environments.
- 3.37 The project meets Policy BH13 - Ensuring that all new residential developments provide adequate outdoor amenity space for residents, contributing to health and wellbeing.
- 3.38 The project meets Policy BGI1 - Green and Blue Infrastructure in Brent by promoting the enhancement of Brent's green infrastructure, including parks, and green spaces, to support biodiversity and community wellbeing.
- 3.39 The project meets Policy BGI2 - Protecting existing trees in Brent and encouraging new tree planting to enhance the urban environment and contribute to climate resilience.
- 3.40 The IDP's Open Space and Leisure section sets out the improvements to the Open Space in the South Kilburn Growth Area, including the new MUGA facilities.
- 3.41 The Infrastructure Officers Working Group (IOWG) has now assessed and confirmed that the school is eligible for the use of SCIL.

*Park Indicative Programme*

- 3.42 The programme for proposed improvements to the SK Open Space are subject to progressing recommendation 2.6 above, the Council will need to secure agreement in principle from the Secretary of State to dispose of education land for non-education uses. A phased delivery approach is proposed to allow portions of the park to remain in use during development.

Milestones	Indicative Dates
Cabinet Approval - CIL Funding, Consultant Procurement, Progress to Planning	Dec 2024
Design Team and Consultant Procurement	Jan to Mar 2025 (3m)
In Principle Agreement KPJ Land Transfer to Council	by Mar 2025
Design and Planning Stage	Apr to Sep 2025 (6m)
Planning Determination	by Mar 2026

Contractor Procurement	Apr to Jul 2026 (4m)
Cabinet Approval/ Delegated Authority for Contract Award	Sep 2026
Decant to KPJ and VP of CVI	by Sep 2026
Enabling Works and Construction Phase 1	Sep 2026 to Feb 2027 (6m)
Completion of new School and acquisition of KPJ	Jan 2029
Demolition of KPJ	Jan to Apr 2029 (4m)
Construction Phase 2 (KPJ Site)	May to Aug 2029 (4m)

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

- 4.1 The South Kilburn regeneration team, along with Capital Delivery and CYP have worked closely with the two schools in developing designs for a new 2FE primary school and nursery in a single premises. A conversation with the two vice chairs of the single governing body for the two schools was held on 27 September to appraise them both on the decision to proceed with a 1 form entry school and the reasons why. The vice chairs would then be communicating this information to the respective leaders of the two schools. As further decision-making progresses this will be communicated with the school in the most appropriate way
- 4.2 Lead members, ward members and other stakeholders will be kept up to date as the project progresses.
- 4.3 For the Open Space enhancements, Public and community engagement began in May 2021, incorporating meetings, workshops, and study visits to inform early design principles. As the project progressed the engagement program expanded to include public consultations and a project website launched in March 2022 for online feedback and updates.

#### **5 Financial Considerations**

- 5.1 The requested use of SCIL below for the two projects has been supported by Infrastructure Officers Working Group to fund the projects:
- £12.9m of SCIL funding, for the construction of a 1 FE primary school with a nursery and the infrastructure to expand to a 2FE school (including decanting and temporary conditioning works in the KPJ site)
  - £4.4m SCIL funding, for the enhancement of the South Kilburn Open Space to be consolidated as the South Kilburn Urban Park.
- 5.2 At the time of drafting this report there is sufficient SCIL available to fund this project. As described above, the projects are seen as appropriate uses of SCIL to meet the requirements of the Local Plan and IDP.
- 5.3 SCIL funding will allow the proposal to be developed independently of the regeneration programme, freeing the project from the cross-subsidy

constraints, and allowing the Council to secure increased levels for affordable housing in future phases of the South Kilburn Regeneration Programme.

- 5.4 There is currently no additional secured budget for the South Kilburn Primary School and Urban Park, therefore the SCIL request is to fund the construction of the project.
- 5.5 By using SCIL, there is no need for the Council to use capital borrowing to deliver these projects.
- 5.6 Should the school require expanding from 1FE to 2FE in the future, then there is no provision in this request to cover these costs. The Council would need to identify alternative funding sources to do so.

## **6 Legal Considerations**

- 6.1 SCIL is a charge which can be levied by local authorities on new development in their area. It helps them deliver the infrastructure needed to support development. It can be used to fund a broad range of facilities including transport facilities, play areas, open spaces, parks and green spaces, cultural and sports facilities, healthcare, schools, district heating schemes and other community facilities. This flexibility gives local areas the opportunity to choose what infrastructure they need to deliver their relevant plan, supported by the IDP.
- 6.2 Brent's IDP outlines a strategy for comprehensive regeneration in South Kilburn, which includes:
  - the replacement of outdated schools with modern facilities that meet current educational standards and future needs. This ensures that the development is not just a replacement but an enhancement of the area's educational infrastructure, contributing to the overall improvement of the local environment and community wellbeing.
  - the improvements to the Open Space in the South Kilburn Growth Area, including the Multi-Use Games Area, (MUGA) facilities. The proposals will improve the connectivity, visibility and usability of the park contributing to the regeneration efforts and attracting population growth to supporting its development and growth.
- 6.3 For both projects, by approving the SCIL request, the Council will be able to begin the projects. This will involve a procurement which will be performed in line with the Procurement Regulations and the Council's Standing Orders and financial and constitutional processes.
- 6.4 It is intended that the legal process leading to the amalgamation of the two schools will be timed in accordance with the delivery of the new school building. This will follow 'Making significant changes ('prescribed alternations') to maintained schools' statutory guidance for proposers and decision makers updated in October 2024.

- 6.5 For both projects, relevant approvals from the Secretary of State for Education will be needed if either of the school sites need to be designated as/disposed of as non-educational land so that they can be used for housing land or open space, under S.77 of the School Standards and Framework Act 1998 and Schedule 1 of the Academies Act 2010.
- 6.6 The proposals are subject to the grant of planning permission and any conditions contained in such a planning permission.
- 6.7 The Secretary of State may require that any proceeds from the disposal or change of use of school land be reinvested into educational infrastructure under S.77 of the School Standards and Framework Act 1998 and Schedule 1 of the Academies Act 2010. This needs to be reviewed further as it could impact the financial viability of this project and other potential uses of the land (i.e. housing).
- 6.8 The estimated value of the contract in respect of the new school is above the threshold for Works under the Procurement Act 2023 (the “PA 2023”), which is scheduled to come into force on 24 February 2025 and will therefore govern the procurement. The estimated value of the contract in respect of the South Kilburn Urban Park is below the threshold for Works under the PA 2023 and therefore the procurement of this contract will be governed in part only by the PA 2023.
- 6.9 The procurement of the contract in respect of the new school is subject to the Council’s own Standing Orders and Financial Regulations in respect of High Value Contracts given the procurement is valued at over £5M. For High Value Contracts, the Cabinet or alternatively Lead Member (where the value of the contract is between £5M and £10M) must approve the inviting of tenders (Standing Order 88) and the approval of pre-tender considerations (Standing Order 89). As planning for the procurement is ongoing, Cabinet approval is sought to the delegation of authority to approve the pre-tender considerations to the Corporate Director, Neighbourhoods and Regeneration in consultation with the with the Cabinet Member for Regeneration, Planning and Growth. Similar authorities are sought in relation to the contract in respect of the South Kilburn Urban Park, although this contract is classed as a Medium Value contract under the Council’s Constitution.
- 6.10 The two projects will involve the procurement of technical consultants and contractors and be a range of low value, medium value and high value contracts. Officers will follow the Council’s Constitution and Contract Standing Orders when procuring and awarding these contracts.

## **7 Equity, Diversity & Inclusion (EDI) Considerations**

- 7.1 The Public Sector Equality Duty, as 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, to advance equality of opportunity and foster

good relations between those who have 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 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.
- 7.3 The proposals in this report have been subject to screening and officers believe that there are no adverse equality implications. This request for SCIL funding is to develop a new build school and park, the provision of which will have positive impacts on residents of South Kilburn from diverse backgrounds, and is in line with Strategic Priorities 2, 4, and 5 of Brent Council’s Borough Plan, which state our commitments to a cleaner, greener future, giving children the best start in life, and building a healthier, stronger borough. The proposed park will help promote a healthier lifestyle for residents and foster a sense of community by providing opportunities for people to interact and engage with their surroundings. The plan’s overall aim to improve public health and community well-being, including through a new build primary school, is likely to benefit residents across different demographics.
- 7.4 As the plan develops, it will be important to consider the impact of construction on residents, in terms of accessibility, noise levels, and the overall environment. Mitigations to minimise disruption, particularly for vulnerable groups including older residents, people with disabilities, and families with young children should be put in place. In addition, the construction plans for both the park and school should involve accessibility planning, to ensure that people with disabilities can fully and independently access and enjoy these spaces.

## **8 Climate Change and Environmental Considerations**

- 8.1 The Council declared a climate and ecological emergency in 2019, pledging to do all in its gift to aim for carbon neutrality for 2030. The council also aims to become one of the greenest, most biodiverse urban boroughs by the same timeframe. To support this work, the Council adopted a Climate and Ecological Emergency Strategy in 2021 and has also embarked on a pioneering ‘Green Neighbourhoods’ programme as one of the key focal points of its 2022-24 Delivery Plan, and subsequently the 2024-26 climate programme. South Kilburn was one of two areas in the borough selected as a ‘development-led’ Green Neighbourhood. It should be noted that whilst this project falls within the boundary of the South Kilburn Green Neighbourhood, the current climate programme only runs until the end of 2026. The construction of the new school is not due to be completed until 2029, meaning some of the environmental sustainability provisions may not be realised within the existing climate programme’s timeframe.

- 8.2 The Council's Climate and Ecological Emergency Strategy has five key themes which should be considered throughout the development and delivery of this project. Firstly, when considering the proposal for the construction of a new primary school, it is known that the existing school buildings are old, poorly insulated, and use fossil fuels to heat them. The proposals seek to reduce the number of school buildings and provide a new, modern building, built to current building regulations and exemplar energy efficiency standards in order to reduce carbon emissions and support the Council's climate emergency ambitions. New builds should be as environmentally sustainable as possible on site, in accordance with the provisions with Brent's Local Plan and the London Plan. The Council has also adopted a Sustainable Environment and Development Supplementary Planning Document which should be utilised as early as possible within the development process, which provides guidance and sets expectations for new developments across a wide range of environmental sustainability topics such as air quality, green infrastructure and biodiversity, water management, energy, sustainable movement and waste and the circular economy. The initial consideration of linked development policies are set out within paragraphs 3.39-3.44.
- 8.3 Secondly, the proposals for the South Kilburn Urban Park should also consider these documents where necessary. The report outlines several proposed elements which align to the key themes of the climate and ecological emergency strategy. These are:
- Theme 2: Sustainable Travel – through proposed improvements to Carlton Vale Boulevard, improved cycle and pedestrian connections and planned enhancement, activation, and network of safe green routes in the area.
  - Theme 4: Nature and Green Spaces – through the proposed improvements to green and blue infrastructure in the area, a woodland play area, additional tree canopy cover and a lighting strategy to support biodiversity. These provisions would also support the aims set out in the council's Green Infrastructure Vision
  - Theme 5: Supporting Communities – the proposed community pavilion, which has the potential to accommodate a community space, could be space utilised by the Brent Environmental Network, and contributing to enhanced community cohesion in the area via environmentally themed events.
  - Climate Adaptation is an overarching element to the council's strategy, rather than having a theme of its own, and the proposals set out where this has been considered – such as through climate resilient planning (para 3.35) and the urban heat island effect (para 3.39).
- 8.4 Finally, the procurement of contractors and delivery partners for the works for both elements will be required to be compliant environmental sustainability provisions with the Council's Procurement Sustainability Policy and the West London Low Carbon Procurement Policy.

## **9 Human Resources/ Property Consideration (if appropriate)**

- 9.1 There are no direct Human Resource implications of this report.
- 9.2 Should this proposal be approved, Officers will need to work with the schools to relocate the Infant School to the Junior School site and complete any necessary works (e.g. toilet adaptations, dining facilities) to accommodate this move.
- 9.3 Depending on when this is completed, there may be the need to secure the vacant Infant School building and site until such time a contractor takes ownership of the site as part of the build works contract.

## **10 Communication Considerations**

- 10.1 South Kilburn Regeneration programme including the development of the physical proposals of the area has been and will continue to be the subject of extensive consultation and engagement with the community in and around South Kilburn estate. The council will continue to work with local stakeholders to update the local community and Ward Councillors as each project progresses.

**Report sign off:**

***Alice Lester***


Corporate Director Neighbourhoods and Regeneration

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 <p><b>Brent</b></p>	<p><b>Cabinet</b> 9 December 2024</p>
	<p><b>Report from the Corporate Director of Partnerships, Housing &amp; Residents Services</b></p>
	<p><b>Lead Member – Cabinet Member for Employment, Innovation &amp; Climate Action (Councillor Jake Rubin)</b></p>
<p><b>Corporate Performance update and Q2 reporting</b></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>List of Appendices:</b>	One Appendix A: Borough Plan Q2 Scorecard
<b>Background Papers:</b>	None
<b>Contact Officer(s):</b> <small>(Name, Title, Contact Details)</small>	<p>Jon Cartwright - Head of Change and Customer Insight, Partnerships, Housing &amp; Residents Services 020 8937 1742 <a href="mailto:Jon.Cartwright@brent.gov.uk">Jon.Cartwright@brent.gov.uk</a></p> <p>Anisha Fernandes - Senior Performance Officer, Partnerships, Housing &amp; Residents Services 020 8937 3927 <a href="mailto:Anisha.Fernandes@brent.gov.uk">Anisha.Fernandes@brent.gov.uk</a></p> <p>Daniel Henderson - Senior Performance Officer, Partnerships, Housing &amp; Residents Services 020 8937 2841 <a href="mailto:Daniel.Henderson@brent.gov.uk">Daniel.Henderson@brent.gov.uk</a></p>

## 1.0 Executive Summary

- 1.1. This report and the performance scorecard (Appendix A) sets out the position on the Council's performance in the second quarter of 2024/25. 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)**

Cabinet are recommended to:

2.1 Note the Borough Plan performance reporting for Q2 2024/25 set out from 3.2 and included in Appendix A, and:

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

2.1.2 Challenge progress with responsible officers as necessary.

## **3.0 Detail**

### **3.1 Cabinet Member Foreword**

3.1.1 This report provides detailed reporting against the 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 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 Q2**

3.2.1 Overall, there are **49** Borough Plan key indicators in the 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 49 Borough Plan indicators for Q2:

- 21 are on or above target (Green)
- 4 are just off target (Amber)
- 9 are off target (Red)
- 15 provide contextual information

- 3.2.3 A summary of performance is outlined in the following sections. Where relevant 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 number of days taken to process Resident Support Fund applications is rated Red, with 37 days against a target of 20 in Q2, which compares unfavourably against Q1's average of 30 days. The continued influx of applications due to the cost-of-living crisis has led to a resource strain, causing a slight backlog. To address this, the team have implemented measures such as offering overtime to staff. This approach has enabled the team to make significant progress in managing the backlog and maintaining high standards of service. The team is continuing to monitor and make improvements.
- 3.2.5 The number of empty properties refurbished and brought back into use within the borough is rated Red with 28 properties refurbished in Q2, bringing the year-to-date total to 38 against a target of 50. This is a lower-than-expected figure and is due to low staffing levels, which has delayed progression cases. This staffing issue has now been resolved and increased output is reflected in Q2's improvement over Q1.
- 3.2.6 The number of Houses of Multiple Occupation (HMO) licensed in the borough is rated Red with 5,155 HMOs licensed against a target of 5,578 in Q2. This is a decrease in performance since Q1. We have seen a consistent decline in the number of HMO applications across the Borough. In response, we are currently conducting an analysis as part of our Additional HMO Licensing Scheme. This trend is not unique to Brent, as it appears that many landlords are exiting the HMO market.

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

- 3.2.7 The average days taken to process new benefit claims is rated Amber with claims taking 22.7 days, up from 21 in Q1, to process against a target of 22 days. The processing times have consistently been below the target of 22 days. Despite the additional workload resulting from the Temporary Accommodation supply and spend project.
- 3.2.8 There were no New Council homes completed in Q2, leaving the year-to-date figure at 26 due to progress in Q1 for this contextual KPI. Delays to Anuerin Bevan Court Pharamond and Clock Cottage are the reason for performance being less than the forecast. Despite the delays, the Council is still well on track to deliver the 1,700 new council homes committed to in the borough plan by 2028 with 915 completed since 2018/19 to date and a further 1,171 on site. The target for the second phase of the programme is for an additional 572 homes to be delivered. While 107 total units over three sites were scheduled for handover, only Wembley Link (50) was handed over in August. Delays at

Beresford Road (49) and Perfume Factory (Ammanford Court) (8) have pushed their completion to Q1 25/26 as advised by the Guinness Partnership.

- 3.2.9 The percentage of Brent Start overall achievement per academic year for Q2 was 95%, which compares favourably to Q1 at 91.3% and is rated Green. The final achievement for the academic year 2023-24 stands at 94.9%, surpassing last year's performance. This high achievement is attributed to short courses funded by the Multiplier project, which allowed the service to offer additional numeracy short courses with high success rates. However, these courses will not be available in the current academic year as the funding for the Multiplier project has concluded.
- 3.2.10 In Q2, the number of local apprenticeship and work experience opportunities provided, in line with the Social Value and Ethical Procurement Policy, reached 45, exceeding the target of 20 and achieving a Green KPI rating. This marks a notable increase from the Q1 year-to-date figure of 32. These positions predominantly consist of degree apprenticeships designed to address the council's skills gap.
- 3.2.11 There were 49 affordable homes delivered by external providers (incl. S.106) for Q2, this KPI is classed as Contextual for this quarter only. For this year external providers are expected to complete 480 new units with 107 scheduled in Q2 and 307 in Q3 with the remaining 66 in Q4. The supply of affordable homes is on track to achieve the overall target of 5,000 homes by 2028 with a total of 3,602 already having been completed.
- 3.2.12 In Q2 i4B purchased 6 properties rating the KPI Green against a revised target for the year of 12. The current pipeline should see i4B acquire a further 25-30 properties in the year, exceeding its target; this mostly includes street properties in Brent as well as a new-build development of 9 units.
- 3.2.13 The average days taken to process change events for benefit claims is 4.8 days, down from 5 days in Q1, rates Green against a target of 7 days. The processing days target has consistently been met within 5 days on average. Despite the additional workload resulting from the Universal Credit (UC) migration, the team has maintained and met the processing time targets.
- 3.2.14 Measures for both Jobs and Apprenticeship Outcomes from Brent Works are rated Green and have met targets providing 34 jobs and 21 apprenticeship opportunities in Q2. Some of the sectors where apprentices have been placed include Property maintenance, Plumbing, Electrical Engineering, Site supervisor and Civil Engineer. Jobs were secured in varied sectors including these positions, Electrician, Site Supervisor, Administration, Data Analyst, IT Technician, Landscape Architect, Hospice Assistant manager, Customer Service Assistant and Social Media Assistant.
- 3.2.15 The percentage of local suppliers used by the Council for Q2 is 37%, a significant increase from 22% in Q1. Local suppliers are defined as suppliers who have a Brent Post code. These can be a mix of local businesses and national organisations who have a presence in Brent.

- 3.2.16 The percentage of jobs secured paying London Living Wage for 21 was 81%, down from 82% in Q1, rating it Green above the target of 79%. The joint efforts of Employment Services and Economic Development Team is having some positive impact on employers paying LLW.
- 3.2.17 The number of residents accessing Community Hubs in Q2 was 5,013, compared to Q1 was 4,840, taking the year to date figure up to 9,853 which is rated Green against a target of 9,375. Data this quarter compared to the same period last year shows an almost identical pattern of enquiries.
- 3.2.18 The percentage of enquiries at the Community Hubs resolved at point of contact was 84% in Q2, which remains the same as in Q1, rating the measure Green against a target of 80%. The first touch resolution for this quarter exceeds the target of 80%. Last month showed a recovery from the slight reduction observed in the previous month, aligning closer to the annual average.
- 3.2.19 A contextual measure for the Community Hubs shows that 719 referrals to foodbanks were made through Brent Hubs in Q2, which is a slight decrease compared to 762 referrals in Q1, bring the year-to-date total up to 1,481. The number of people accessing foodbanks remains largely unchanged this quarter compared to the previous one and the same period last year.
- 3.2.20 Another contextual measure is the applications made for the RSF digital package. In Q2 the team received a total of 560 applications through the RSF program digital support package, bringing the year to date figure up to 776 packages supplied. The demand for digital packages remains high, and the majority of these applications are being approved. The team is focused on processing requests efficiently to ensure support is provided to those who need it.

## **Cleaner, Greener Future**

### **Red KPIs**

- 3.2.21 The amount of non-recyclable waste generated in Q2 was 19,282.64 tonnes, a decrease from 21,548.75 tonnes in Q1. This brings the year-to-date total to 40,831.39 tonnes, which is rated Red against the year-to-date target of 35,785.48 tonnes. The team is continuously reviewing strategies to reduce our overall tonnage across the borough. The increase in non-recyclable waste has been attributed to non-residual waste, such as fly-tipping and street cleansing.

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

- 3.2.22 In Q2, 100% of customer-reported Category 2 defects were repaired on time, an improvement from 91.9% in Q1. This brings the year-to-date total to 96%, which is rated Amber against a year-to-date target of 98%. The team continues to collaborate with the contractor to strive for 100% on-time repairs.

- 3.2.23 The number of new electric vehicle charge points installed in Q2 was 32, comparing favourably to 30 in Q1, and taking the year-to-date total to 62, meeting the target and rating Green. In July, charge points were installed at two sites, followed by seven sites in August and 10 in September, ensuring a consistent rollout across the borough.
- 3.2.24 There are two contextual KPIs related to Brent's climate aims. The number of businesses utilising the Council's carbon footprinting tool for Q2 is up to 38 from 14 in Q1. It has been agreed with the supplier to fund licences for 1 year, instead of just 6 months, to make them more attractive to businesses. The number of businesses signed up to the Brent Climate Charter is up to 38 in Q2 from 17 in Q1. Due to the time constraints of the UKSPF funded Camden & Brent Business Climate Challenge (CBBCC) that project had been prioritised. With applications to that programme closing at the end of July a new comms programme will commence to help drive interest to both the Climate Charter and the carbon footprinting tool.
- 3.2.25 The number of homes retrofitted/receiving energy efficiency improvement Social Housing Decarbonisation Fund, Carbon Offset Fund or other funding stream is another contextual measure. Nine properties in Harlesden were provided with window replacements and new ventilation as part of the ongoing CO2GO retrofit scheme. This is the largest cluster of completed works as part of the scheme to date. Work remains ongoing but is nearing completion on the outstanding properties within the scheme. This figure does not include any retrofit work from Q2 on council owned properties.

## **Thriving Communities**

### **Red KPIs**

- 3.2.26 There are no Red KPIs for Thriving Communities.

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

- 3.2.27 There were 336 total hours contributed towards supporting events within the community as part of the Social Value and Ethical Procurement Policy in Q2, a significant increase to 108.5 hours in Q1. We continue to extract social value commitments through our Procurements in supporting the delivery of better outcomes for the community through training and events.
- 3.3.28 In Q2, there were 42 engagement events lead by the Community Engagement team, a decrease from 86 in Q1, bringing the year-to-date total to 128 for this Contextual KPI. These community engagement events include resident events, grant-funded projects, and resident forums.
- 3.3.29 In Q2, the Grants team awarded 41 grants to various organisations across the borough through the Love Where You Live (LWYL) funding, an increase from 11 grants in Q1, bringing the total number of grants awarded to date to 52. Additionally, in Q2, 31 organisations received funds totalling £1,251,348.47



from the Community Grant Fund, and 10 organisations received funding totalling £5,000 from the Love Where You Live grant.

- 3.3.30 No Brent Connects meetings were held in Q1 or Q2 due to a planned hiatus. The next series of meetings is scheduled for October 2024.

## **The Best Start in Life**

### **Red KPIs**

- 3.3.31 Number of contract management and quality assurance activities undertaken by Care Quality Ambassadors and Care Leavers in Q2 is 8. The year-to-date total is 12 against the yearly target of 20 which is why this KPI is still rated as red. Care Ambassadors participated in 5 out the 8 inspections of supported accommodation providers this quarter.
- 3.3.32 The number of participants regularly attending Care Leavers in Action, Care in Action and Junior Care Leavers in Action was 20 for this quarter, whereas the stretch target put in place was 35 which rates the KPI Red. Care in Action groups continue to meet regularly as part of Brent Care Journeys 2.0. Young people from these groups continue to attend and contribute to wider council meetings including four young people attending the recent Corporate Parenting Committee. Two young people were involved in preparing a report on care experience as a protected characteristic for the meeting. There has been one interview panel with 2 young people involved in the last quarter. In August there was a summer fun day for all care experienced young people, care leavers, foster carers and staff, with over 60 attendees.
- 3.3.33 Number of young people who regularly attend the Care Leavers Hub was 22 missing the stretch target of 35. The hub continues to be a key support for care leavers aged 18. The group meets to combat isolation and loneliness, with young people sharing their stories and experiences and in turn they get support and give support to others. Through the hub care leavers also enjoy socialising with staff in a less formal way. The Care Leavers hub did not take place in September 2024 as the focus was on providing a range of activities for care leavers' week in October. This explains a lower number of young people attending in Q2 compared to Q1. It is anticipated that this indicator will rise in Q3

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

- 3.3.34 The percentage of LAC (Looked after Children) in education, employment, or training (EET) (Year 12 and 13) was 76%, below the target of 80% rating this measure Amber. This has remained consistent at 76%.
- 3.3.35 The percentage of care leavers aged 19-21 who are engaged in education, employment, or training (EET) stands at 59.7%, which is just below the target of 60% and is rated Green. The proportion of Care Leavers in education, employment, or training (EET 19-21 years of age cohort) has risen by 8.2% in

Q2 to 59.6%. This brings the year-to-date position to 55.2% against a target of 57%.

- 3.3.36 The percentage of pupils attending Brent Schools which are rated good or outstanding is 95.3% meeting target of 95%. In addition, 97.6% of pupils attend a Good or Outstanding school in Brent.
- 3.3.37 The percentage of children becoming the subject of a Child Protection (CP) 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 10%, lower than the target 12% making it Green. Between Q1 and Q2 the percentage of children with a factor of gangs, missing, CSE or criminal exploitation as their main factor assessment reduced, which reflects the decreasing number of children subject to a child protection plan for a second or subsequent time.
- 3.3.38 The number of registered service users that have had a contact with Family Wellbeing Centres (FWC) was 9,909 for Q2 surpassing the target of 7,178. Although there has been a slight drop between Q1 and Q2 of 212 users which is attributed to the summer holidays, FWCs have a strong reach measured by the number of registered users who have had a contact with a FWC. The current year to date number of 10,973 is already 69% of the total 2023 / 2024 outturn (15,849). This target has been made contextual.
- 3.3.39 Number of young people from Black African, Caribbean, and Somali communities who are permanently excluded from Brent secondary schools (all pupils) is rated Green. There have been no permanent exclusions of young people from Black and mixed/dual heritage backgrounds this academic year to date. Schools both within Brent and out-of-borough are provided with on-going targeted support and training from the Inclusion Support Team and the Brent Virtual School in relation to individual Brent resident pupils and overall behaviour strategies to keep exclusions as low as possible.
- 3.3.40 The number of young people regularly attending Brent Youth Parliament (BYP) was 47, exceeding the target of 30. 21 young people attended BYP in July and 23 young people in September, meaning that the number of young people meeting during Q2 was comparable to Q1 even with no meeting in August.

## **A Healthier Brent**

### **Red KPIs**

- 3.3.41 The percentage of Care Act assessment completed within 28 days (excluding SMART and OT) was 67%, taking the year-to-date total to 71%, which is rated Red against the target of 80%, but a significant improvement on 33% in Q1. Once an assessment is allocated to a named worker and the assessment step opened the worker has 28 days to complete the assessment on the case management system Mosaic. Heads of Service, Service Managers and Team Managers review allocations and dashboard data regularly with teams and

with individuals to identify the reasons for delay earlier, including the potential to add a flag/alert in Mosaic that the deadline is approaching and/or been exceeded. Work continues around demand and capacity modelling to ensure the resources to meet demand and hit the KPI are in the right place.

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

- 3.3.42 New birth visits within 14 days are at 96% in Q2, down from 97% in Q1 and below the 98% target, rating this KPI Amber. Despite a shortage of health visitors noted on the risk register, the service has delivered as required, exceeding the contractual KPI of 95% YTD at 96.3%. Also, 98.3% received visits within 30 days, surpassing the 98% target, showing effective focus and planning by the commissioner and provider.
- 3.3.43 The reablement sequel to service is rated Green at 72%, a slight improvement on 71% in Q1, against a target of 75%. Reablement continues to have a positive impact on outcomes for customer with 72% of people going through reablement having no funded services post reablement.
- 3.3.44 The total number of adults in structured treatment for Q2 was 2,587, up from 1,272 in Q1 (rolling 12-month figure to the end of January 2024). This already exceeds the previous year's target of 1,250 rating the KPI Green. There are weekly management contact meetings between Brent and Via (the service provider). Additionally, the service user engagement through B3 continues.
- 3.3.45 There are three Green indicators for Brent Health Matters (BHM). The number of community events held by BHM was 234 in Q2, an increase from 208 in Q1, totalling 442 events year to date, which rates Green against a target of 500. These events encompass all Public Health team health promotional activities, BHM health promotion events, and BHM health and wellbeing initiatives. The figures for Q1 and Q2 of 2024/25 are significantly higher compared to the previous year.
- 3.3.46 Additionally, the BHM programme engaged with 448 organisations in Q2, up from 431 in Q1, leading to a total of 879 year to date, surpassing the target of 700 and achieving a Green rating. Notably, these figures include multiple engagements with the same organisation over the period. Progress has been observed as community organisations have transitioned from the informing stage to the empowering stage, aligning with our objectives.
- 3.3.47 The programme also facilitated 1,549 health checks in Q2, a significant increase from 899 in Q1, culminating in 2,448 health checks year-to-date, exceeding the target of 2,000, and thus rated Green. Health checks which took place at outreach events included BMI, blood pressure, heart rate, and diabetes risk assessments. The completion of over 1,500 health checks in Q2 is notably higher than the roughly 900 in Q1, attributable to high volume events at factories and a Brazilian community event. There were 32 events that included health checks in Q2 compared to 20 in Q1.

3.3.48 There are two contextual measures concerning long-term support needs of older adults and younger adults met by admission to residential and nursing care homes. In Q2, 5 long-term support needs of younger adults were met by admission to residential and nursing care homes, bringing the total to 9 year-to-date, compared to 4 in Q1. For older adults, 28 support needs were met in Q2, making 74 year-to-date, up from 46 in Q1. For both KPIs, smaller numbers indicate better performance. Brent continues to have lower numbers of younger and older adults living in residential and nursing care compared to other London Boroughs. The team continues to monitor requests for residential and nursing placements, identifying suitable alternatives such as extra care housing.

#### **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 and approved by senior managers.

#### **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 Equity, Diversity & Inclusion (EDI) Considerations**

7.1 There are no direct diversity implications. The Learning, growth and culture 'perspective' of the Balanced Scorecard is designed to increase visibility of some existing EDI measures in relation to Brent staff.

#### **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.

#### **Related document(s) for reference:**

Corporate Performance Q1 update 2024-25 (Cabinet – 14 October 24)

**Report sign off:**

***Peter Gadsdon***

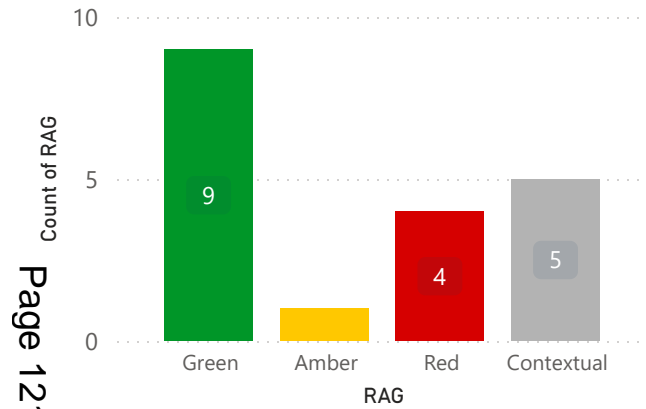
Corporate Director of Partnerships  
Housing and Resident Services

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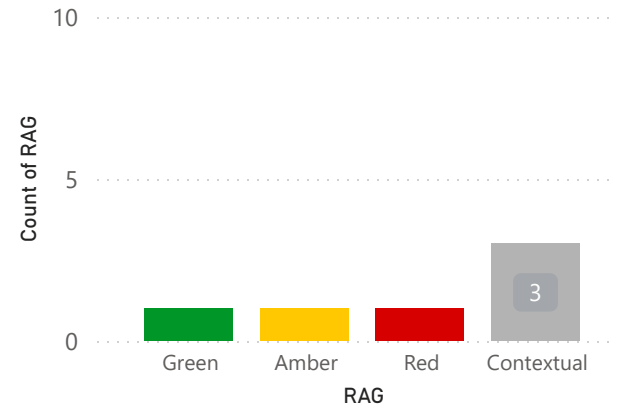
# Corporate Performance Report - 2024-25 Q2



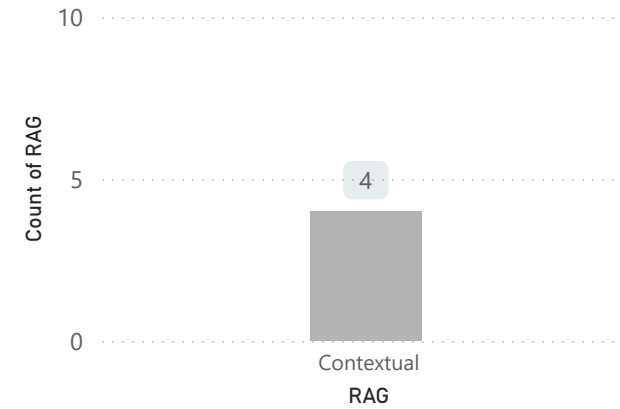
Prosperity and Stability in Brent



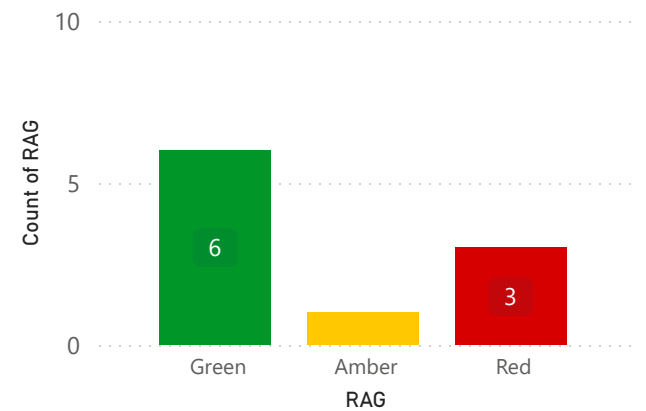
A Cleaner Greener Future



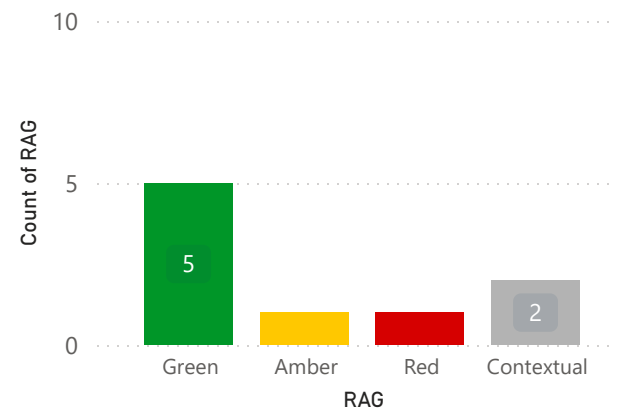
Thriving Communities



The Best Start in Life



A Healthier Brent



**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

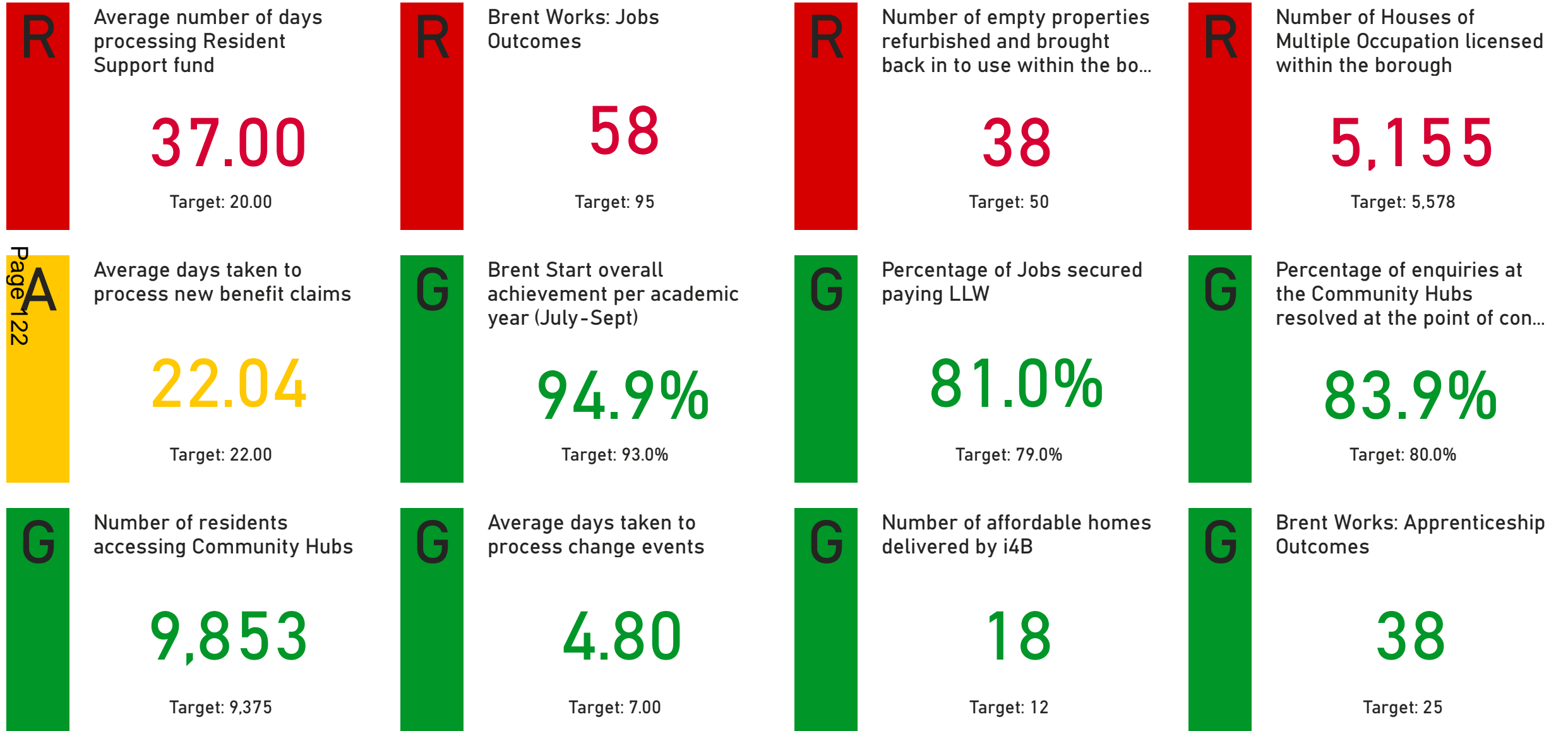
**Red** – Greater than 5% outside target,

**Contextual** – No target set

**n/a** – Data not available

# Corporate Performance Report - 2024-25 Q2

## Prosperity and Stability in Brent





# Corporate Performance Report - 2024-25 Q2

## Prosperity and Stability in Brent

G

Number of local apprenticeships/work experience opportunities (i...

45

Target: 20

G

Increase in the number of job and apprenticeship opportunities across the b...

31

Target: 1

C

Total applications made for the Resident Support fund (Digital support package) a...

776

Contextual

C

Number of affordable homes delivered by external providers (incl. S.106)

49

Contextual

C  
Page 123

Number of council homes delivered

26

Contextual

C

Number of local suppliers we use in Brent

36.9%

Contextual

# Corporate Performance Report - 2024-25 Q2

## A Cleaner Greener Future

R

Decrease the amount of non-recyclable waste (tonnage) borough wide by 2% by April 2024

40,831

Target: 35,785

A

Reported and inspected category 2 defects repaired on time

96.0%

Target: 98.0%

G

Number of new electric vehicle charge points

62

Target: 62

C

Number of businesses signed up to the Brent Climate Charter

35

Contextual

Page 124  
C

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

38

Contextual

C

Number of homes retrofitted/receiving energy efficiency improvements via Social Housing Decarbonisation Fund, ...

9

Contextual

# Corporate Performance Report - 2024-25 Q2

## Thriving Communities

C

Total number of residents attending Brent Connects meetings

0

Contextual

C

Hours contributed toward supporting events within the community [SVEPP]

336.00

Contextual

C

Total amount of funding awarded through grants

1,261,823

Contextual

C

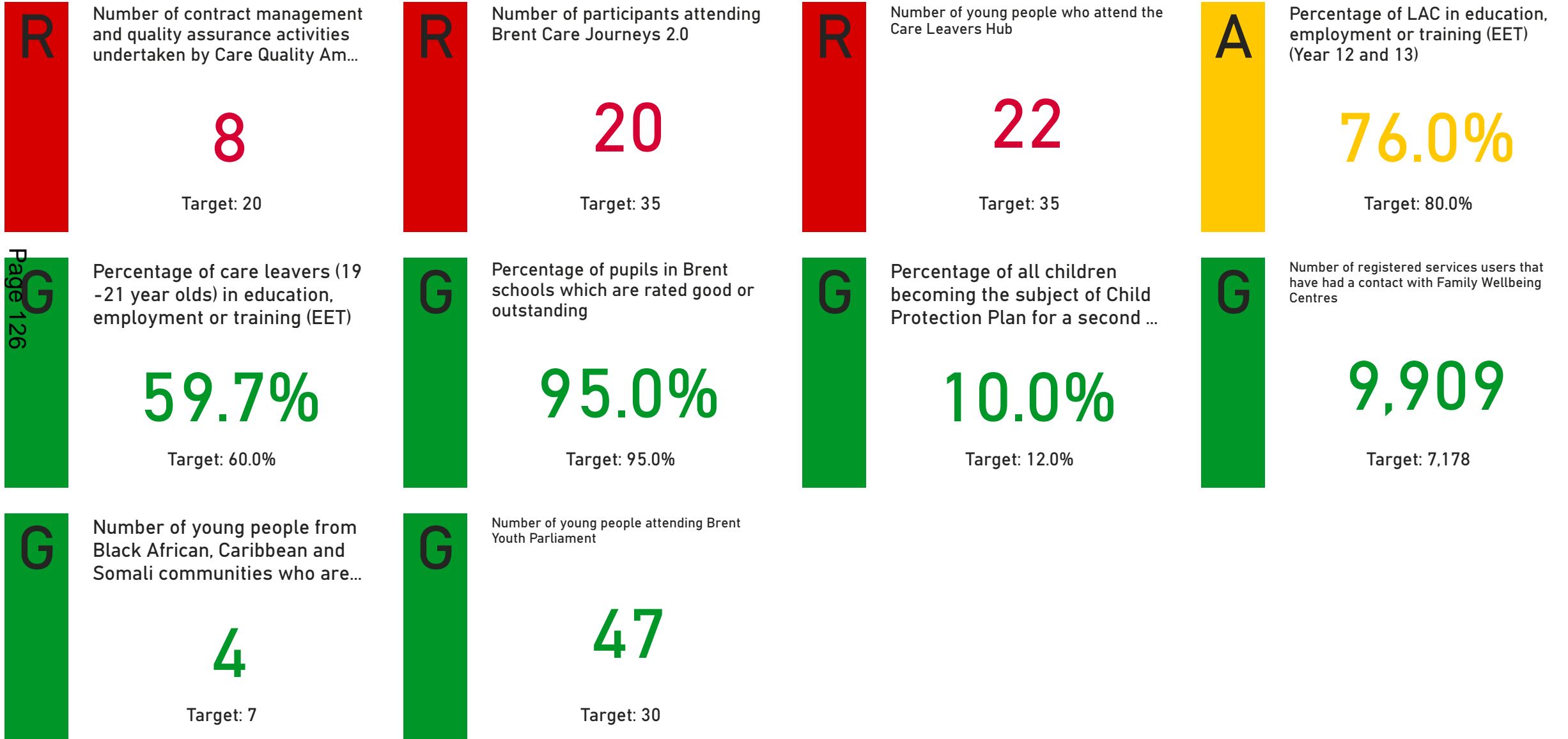
Total number of grants awarded

52

Contextual

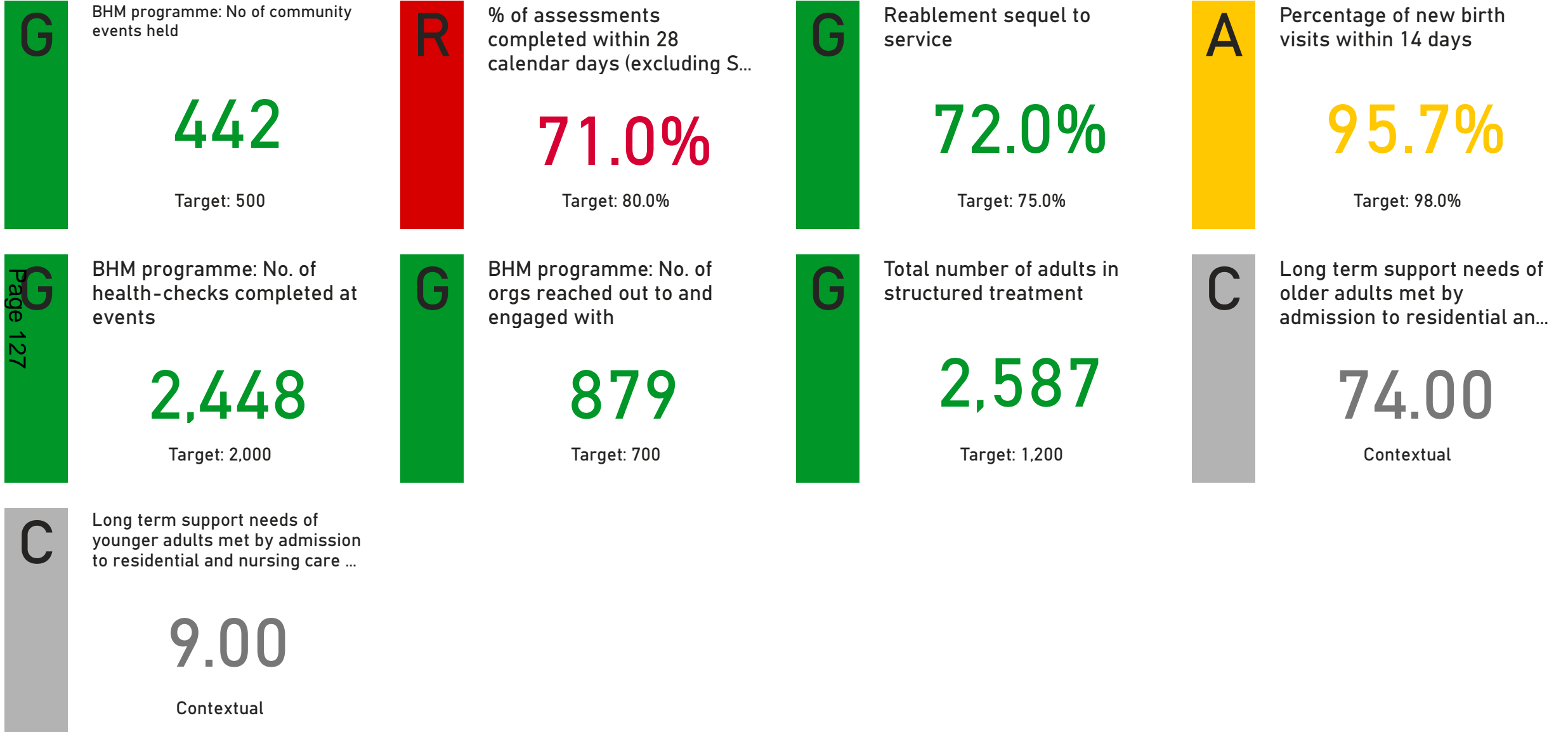
# Corporate Performance Report - 2024-25 Q2

## The Best Start in Life



# Corporate Performance Report - 2024-25 Q2

## A Healthier Brent



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