

London Borough of Brent
Summary of Decisions taken by the Barham Park Trust Committee
Held in the Conference Hall, Brent Civic Centre at 10am on Tuesday 10 September 2024

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

ALSO PRESENT: Councillor Lorber

Agenda Item No	Item	Ward(s)	Decision
1.	Appointment of Chair and Vice Chair for 2024-25		RESOLVED to confirm the appointment of Councillor Muhammed Butt as Chair and Councillor Mili Patel as Vice Chair of the Trust Committee for the 2024-25 Municipal Year.
2.	Apologies for Absence and Clarification of Alternate Members		Apologies for absence were received from Councillor Krupa Sheth, with Councillor Nerva attending as a substitute.
3.	Declarations of Interests		No interests were declared at the meeting.
4.	Minutes of the Previous Meeting		RESOLVED that the minutes of the previous Trust Committee held on Wednesday 24 January 2024 be agreed as a correct record.
5.	Matters Arising (if any)		None.
6.	Barham Park Trust Annual Report and Accounts 2023-24	Wembley Central	The Trust Committee were advised that consideration of the Trust Accounts and Annual Report 2023-24 had been withdrawn from the agenda and would be resubmitted for consideration at an additional meeting of the Trust to be arranged for that purpose. Eligible for call-in: No
7.	Barham Park Strategic Property Review	Wembley Central	RESOLVED: (1) In relation to the Strategic Property Review options outlined

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			<p>within the report, to adopt development option 1 (bronze) with redevelopment and strategic investment beginning in 2031.</p> <p>(2) To authorise officers to develop proposals for expanding the Trust's charitable purposes to be submitted for approval to the Charity Commission to allow broader uses of the buildings and bring a report on the proposals to a future Trust Committee meeting.</p> <p>Eligible for call-in: Yes</p> <p>Deadline for submission of call-in: 6pm on Tuesday 17 September 2024</p>
8.	Operational Property Matters Relating to Barham Park	Wembley Central	<p>RESOLVED to:</p> <p>(1) Delegate day-to-day Trustee functions and decision-making authority to the Director of Property and Assets, replacing the Director, Public Realm (formerly the Operational Director for Environmental Services, as detailed within paragraph 3.4 of the report.</p> <p>(2) Authorise the Director of Property and Assets to renew the expired leases for Units 1, 2, and 8 and regularise any associated subtenancies, as outlined in paragraph 3.7 of the report.</p>

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			<p>(3) Authorise the Director of Property and Assets to let Unit 7 for meanwhile use as outlined in paragraph 3.8 of the report.</p> <p>(4) To approve the use of restricted funds, under existing Charity Commission permissions, to carry out essential repairs (year one) identified in the Watts analysis, valued at £269k plus professional fees, ensuring the building remains safe and compliant, as detailed within paragraphs 3.20 to 3.26 of the report.</p> <p>(5) Note that the Director of Property and Assets will implement service charges for all tenants under their lease terms, starting from the 2025-26 fiscal year, as detailed in paragraph 3.9 of the report.</p> <p>(6) Note that the Director of Property and Assets will continue negotiations with Zenaster Properties Ltd for the potential amendment to the restrictive covenant at 776 and 778 Harrow Road, as outlined in paragraph 3.12 of the report.</p> <p>(7) Note that the Director of Property and Assets will finalise terms, submit necessary applications to the Charity Commission, address any related issues, and, if required by the Charity Commission under Section 283 of the Charities Act 2011, provide public notice of this resolution.</p>

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			<p>(8) Note that the Director of Property and Assets will seek to agree on repayment plans with tenants in arrears, which may include re-gearing leases to ensure sustainability. If an agreement cannot be reached or a default occurs, leases may be terminated for breach, as detailed within paragraph 3.10 of the report.</p> <p>(9) Authorise the Director of Property and Assets to seek the consent of the Charity Commission where required to fulfil the recommendations in this report.</p> <p>Eligible for call-in: Yes</p> <p>Deadline for submission of call-in: 6pm on Tuesday 17 September 2024</p>
9.	General Update Report	Wembley Central	<p>RESOLVED to note the updates provided within the report.</p> <p>Eligible for call-in: Yes</p> <p>Deadline for submission of call-in: 6pm on Tuesday 17 September 2024</p>
10.	Exclusion of the Press & Public		There were no items that required the exclusion of the press or public.
11.	Any Other Urgent Business		None.

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			It was noted that further meetings of the Trust Committee would be arranged as required during the year.