



MINUTES OF THE BARHAM PARK TRUST COMMITTEE

**Held in the Conference Hall, Brent Civic Centre on Thursday 27 January 2022 at
11.30 am**

PRESENT: Councillor M. Butt (Chair), Councillor Krupa Sheth (Vice-Chair) and Councillors Stephens, McLennan and Farah.

1. Apologies for Absence

None.

2. Declarations of interests

No declaration of interest were made at the meeting.

3. Minutes of the previous meeting

RESOLVED that the minutes of the previous meeting held on Tuesday 1 September 2020 be agreed as a correct record.

4. Matters arising (if any)

None.

5. Strategic Property Matters Relating to Barham Park

Chris Whyte, Operational Director Environmental Services, introduced a report providing an update on various strategic property matters relating to the Barham Park Trust and Estate. In presenting the report members were reminded of the range of issues and conditions currently impacting the efficient running of the Estate. These involved a number of challenges relating to the condition of its buildings and the way these could be utilised, modernised and managed whilst also taking account of the specific needs of occupiers, users, the community, wider environment and level of financial resources available.

Whilst efforts had been made to improve the Estate infrastructure, these had tended to be focussed on shorter term solutions with the Trust therefore keen to provide a more holistic vision in terms of the strategic improvements required to the buildings and infrastructure for the whole Estate. This followed on from a site visit undertaken by members of the Trust Committee in October 2021 to inspect the Estate and review the level of work required. This had resulted in the need being identified to develop a more transformative, sustainable and holistic programme of refurbishment and improvement that would not only provide more flexibility in terms of use but also better meet the needs for existing users.

Having authorised officers (in September 21) to prepare a financial strategy in respect of the Trust, approval was now being sought to the appointment of an architect in order to lead development of a more holistic options appraisal relating to the feasibility of improvements to the buildings comprising the Estate and impact on

current occupation uses and tenancies. The cost identified for the architectural services required had been £25,000 which it was proposed to fund from the Council's Capital Programme rather than directly by the Trust, given the existing commitments on its available restricted and unrestricted funds.

In considering the proposal, members also noted the update provided in relation to the current position regarding the status of the lease negotiations relating to Units 2, 7 and 8, as detailed within section 3 of the report, following the decisions made at the previous Trust Committee meeting on 1 September 2021. Given the proposed decision now being sought in relation to the appointment of an architect it was also recommended that work to progress the leases in respect of each unit be put on hold pending the outcome and careful consideration of the more detailed and holistic options appraisal process.

The following comments were then highlighted by members in relation to the update provided:

- Members thanked officers for arranging the site visit, which it was felt had been helpful in highlighting the issues and challenges needing to be addressed in relation to the Estate and buildings and need for a more holistic approach in terms of the programme of work and improvements required. Members were therefore supportive of what they felt was the positive approach outlined within the report in seeking to develop a more comprehensive vision for the improvements required, which would not only reflect the Estate's existing character but also provide more sustainable options designed to meet the need of not only current but also potential future occupiers and users.
- In welcoming the approach outlined, members also felt it important to recognise the importance of the Estate, its buildings and park as a key feature within the local community and wider borough as a whole. Having noted that the Barham Park Building was a locally Listed Building members were keen to ensure that any changes made would be in keeping with this local Listing and were designed to reflect and preserve the history, heritage and status of the Estate.

Having recognised the benefits of the site visit and approach outlined with the report, members then received an update from Arnold Meagher (Head of Litigation and Dispute Resolution – Legal Services) regarding the current 20 year vision which had been agreed by the Trust in February 2013. Whilst noting that the core elements of the vision were focussed around the Park and management of its open spaces members felt that the approach outlined in terms of future improvement of the Estate would be in keeping with and complement the original vision whilst also addressing the condition of the buildings in order to ensure a viable, adaptable and sustainable future for them at the centre of the park as part of the whole estate.

In summing up Councillor Butt (as Chair) thanked members and officers for their contributions and work undertaken to date to develop and deliver what he felt would be a transformative programme of improvement to the Estate within the overall level of resource available. Whilst recognising the potential impact on existing tenants and users along with the status of ongoing lease negotiations, members welcomed the assurance provided that the approach agreed would be subject to further

discussion with existing tenants in order to minimise any potential disruption as a result of the works identified.

Having noted the information provided and support for the development of the infrastructure of the Barham Park Estate the Trust Committee **RESOLVED** to:

- (1) To delegate authority to the Operational Director for Environmental Services, in consultation with the Chair of the Trust Committee, to appoint an architect for the initial options appraisal of the Barham Park Building at 660 Harrow Road, Wembley, HA0 2HB and for the procurement for the appointment of an architect to be carried out pursuant to Contract Standing Order 86.
- (2) To delegate authority to the Operational Director for Environmental Services to seek the approval of the Council to meet the cost of the architect's report as aforementioned from Council resources.
- (3) To delegate authority to the Operational Director for Environmental Services in consultation with the Chair of the Trust Committee for officers to prepare a financial strategy for the Barham Park Trust once the options appraisal has been completed.
- (4) Following the decisions of the Trust Committee of 1 September 2021, to delegate authority to the Operational Director for Environmental Services regarding the letting of Unit 7 of the Barham Park Building and the lease renewals regarding Units 2 and 8 of the Barham Park Building to agree for the Trust not to enter into new leases in respect of Units 2, 7 and 8 of the Barham Park Building pending the completion and consideration of the options appraisal of the architect and thereafter, to agree for the Operational Director Environmental Services to decide on the way forward regarding those three units.

6. Any other urgent business

No items of urgent business were raised at the meeting, with members noting that should it be required, a further meeting of the Trust would be arranged to consider any further strategic property matters arising from the update which had been provided.

The meeting was declared closed at 11.45 am

COUNCILLOR MUHAMMED BUTT
Chair