



MINUTES OF THE BARHAM PARK TRUST COMMITTEE Tuesday 8 September 2015 at 7.20 pm

PRESENT: Councillor Pavey (Chair), and Councillors Denselow, Hirani, McLennan and Southwood

Also Present: Councillors Butt and Perrin

1. **Delayed start**

The Chair apologised for the delay in starting the meeting caused by not being able to access the meeting room.

2. **Declarations of interests**

Councillor Hirani repeated the declaration he made at the previous meeting concerning his involvement in developing outdoor gyms in Brent.

3. **Minutes of the previous meeting**

RESOLVED:-

that the minutes of the previous meeting held on 2 July 2015 be approved as an accurate record of the meeting.

4. **Matters arising**

Verbal update - outdoor gym

The Chair referred to the decision at the previous meeting to locate the outdoor gym according to option A and added that further representations had been received concerning the air quality at this location and the operation of the fun fair. Chris Whyte (Operational Director, Community Services) reported that the air quality did not pose a problem and that the operator of the fun fair was satisfied with the proposed location of the gym. The decision to proceed with option A was confirmed.

General update to Trust Members on Property Matters

The Chair reported that further to the previous meeting, eleven applications for use of the Lounge had been received of which four had been interviewed and a choice was to be made on which one of two would be selected. It was the intention to make a decision by the end of the following week. The decision had been delegated to the Chair and Property Advisor to make and if they were unable to agree the matter would be referred back to the Trust Committee. The Trust members noted the current position.

Councillor Southwood emphasised the need to adopt a sustainable position on the letting of the Card Room (Unit 1) pursuant to the decision taken at the previous meeting.

5. General update to Trust Members on Property Matters

Richard Barrett (Property Advisor to the Trust) referred to a number of items discussed at the previous meeting that had been deferred for further discussion at this meeting. He drew attention to paragraph 3.1 of the report before the Trust Members which provided an update on the letting of Unit 8. Trust Members went on to discuss a maintenance profile plan. It was explained that the calculation of a service charge was based on internal repair requirements and that, whilst an incoming tenant would be required to take on the responsibility for the internal upkeep of the building, it would be unreasonable to expect prospective tenants to bear full responsibility for any major works that might be found to be necessary, such as roofing, window, wiring etc. works. A maintenance profile plan would inform the Trust Members of what further works were required. A view was put to the meeting that this approach undermined the tendering procedure which had not made clear that a prospective tenant might not be made responsible for some aspects of the maintenance of the building. It was explained that this would be a matter of negotiation with an incoming tenant and that it reflected on the Trust, as landlord, acting in a reasonable way.

Richard Barrett reported that the Barham Park Veteran's' Club (the Vets) had supplied a copy of their constitution and membership. He read from these documents and undertook to circulate them to the Trust Members after the meeting. In response, Trust Members expressed their continuing concern over the membership criteria and the actual operation of the club and were reluctant to take any decision on formalising the club's occupation of Unit 2 until they had received re-assurances as to the clubs inclusivity. It was therefore agreed to ask the Council's Equality Team to discuss with the club how it might up-date its constitution to better reflect the approach to diversity that the club was expected to endorse.

RESOLVED:

- (i) that a consultant be procured to draw up a maintenance profile plan and that the plan be reported to a future meeting of the Trust Committee;
- (ii) that a report be submitted to the next meeting of the Trust Committee on the outcome of the work carried out by the Council's Equality Team with the Barham Park Veterans' Club before a decision is taken on leasing the snooker and billiard rooms (Unit 2) to the club.

6. Any other urgent business

There was no urgent business to consider.

A request was made for the toilets within the snooker and billiard rooms to be opened up for walkers at week-ends. Richard Barrett (the Trust Property Advisor) undertook to investigate the possibilities for providing toilet facilities for people using the park.

It was agreed that an item be included for the next meeting of the Trust Committee on the provision of security around the park and that a representative of the Safer Neighbourhood Team be requested to attend the meeting.

7. Date of next meeting

It was agreed to postpone the next meeting from 15 October to a date later in the month.

The meeting closed at 8.15 pm

M PAVEY
Chair