

**London Borough of Brent  
Summary of Decisions taken by the Cabinet  
on Monday 26 January 2015**

PRESENT: Councillor Butt (Chair), Councillor Pavey (Vice-Chair) and Councillors Crane, Denselow, Hirani, Mashari, McLennan and Moher

ALSO PRESENT: Councillors Ahmed, Chohan, S Choudhary, A Choudry, Kabir, Mahmood, Perrin and Warren

<b>Agenda Item No</b>	<b>Item</b>	<b>Ward(s)</b>	<b>Decision</b>
<b>4.</b>	Museum and Archives Strategy	All Wards	(i) that the findings of the Museum and Archives Strategy be noted and agreement be given to its vision that: "Brent's museum and archives are here for everyone; a window into the history of Brent, its people and places. We will use these unique resources to create opportunities, improve lives and create stronger communities"; (ii) that the three interlinked objectives which have been formed to deliver the vision of the Strategy as set out in paragraph 3.15 of the report be agreed; (iii) that agreement be given to the action plan to deliver the Museum and Archives Strategy as set out in Appendix 3 to the report; (iv) that the content of the Equality Impact Assessment as set out in Appendix 4 to this report be noted.
<b>5.</b>	Adult Social Care - Local Account 2013/14	All Wards	That the finance and performance information, and the public service standards contained in the report be noted, together with the current and future risks associated with the information provided and the strategic priorities identified.
<b>6.</b>	Procuring an Accommodation Based Respite Framework Agreement	All Wards	(i) that approval be given to the invite of tenders in respect of an accommodation based respite framework agreement on the basis of the

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			pre-tender considerations as set out in paragraph 6.1 of the report; (ii) that approval be given to the evaluation of tenders referred to in (i) above on the basis of the evaluation criteria set out in paragraph 6.1 of the report.
<b>7.</b>	National Non-Domestic Rates (NNDR) - Discretionary Discount Scheme for businesses accredited to Living Wage Foundation	All Wards	(i) that approval be given to the proposal to offer a discount in National Non- Domestic Rates of five times the costs of accreditation to the first 100 businesses in Brent which become accredited with the Living Wage Foundation and who meet the criteria detailed in Appendix 1, pursuant to the Council's powers under section 47 of the Local Government Finance Act 1988 and that the Cabinet is satisfied that that this proposal is reasonable having regard to the interests of those persons who are liable to pay council tax in the borough of Brent; (ii) that the scheme be implemented from 1 April 2015 and run to 31 March 2016 in order to monitor take up and the cost incurred by the council in funding the scheme. A report will be submitted in January 2016 detailing the success of the scheme thus far and whether or not it should be extended into 2016/17. (iii) that applications for such discounts in National Non-Domestic Rates that meet the criteria as set out in Appendix 1 be approved jointly by the Head of Employment and Skills and Head of Customer Service and Revenue.
<b>8.</b>	Brent's Local Welfare Assistance Scheme for 2015/16	All Wards	(i) that the current Local Welfare Assistance scheme objectives and structure be retained into 2015/16, but with amendments to scheme criteria designed to ensure that support is targeted at those most in need; (as described in Option 2 set out in the table in paragraph 5(1) of the report); (ii) that the underspend in Local Welfare Assistance scheme payments in 2013/14 and the forecast underspend in 2014/15 be ring-

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			<p>fenced to provide a Local Welfare Assistance scheme for at least the next two years;</p> <p>(iii) that the Local Welfare Assistance scheme be fundamentally reviewed during 2015 with a revised scheme to be implemented in April 2016;</p> <p>(iv) that the content of the Equalities Analysis as set out in Appendix C be noted.</p>
9.	Update on Schools Capital Portfolio	All Wards	<p>(i) that approval be given to the proposal to rebuild and expand Islamia Primary School (subject to necessary approvals) noting the potential for increased capital costs for the project and consultation timescales described in paragraphs 3.3 - 3.6 and authority to approve the fully costed and detailed proposals be delegated to the Strategic Director Regeneration and Growth in consultation with the Chief Finance Officer and Lead Member for Regeneration and Housing. A detailed report on proposals for Winkworth Hall will be provided in September 2015;</p> <p>(ii) that approve be given to the proposal to expand Byron Court Primary School as described in the report at paragraphs 3.7 - 3.9;</p> <p>(iii) that approval be given to the proposal to expand Oakington Manor Primary School on the terms described in paragraph 3.10 of the report and authority to approve the fully costed and detailed proposals be delegated to the Strategic Director Regeneration and Growth in consultation with the Chief Finance Officer and Lead Member for Regeneration and Housing;</p> <p>(iv) that approval be given the proposal to expand Leopold Primary School to become a 4FE split site primary school using the Gwenneth Rickus Building as described in paragraph 3.11-3.14 of the report and authority to approve the fully costed and detailed proposals be delegated to the Strategic Director Regeneration and Growth in consultation with the Chief Finance Officer and Lead Member for Regeneration and Housing;</p> <p>(v) that approval be given to the invitation to tender for three works</p>

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			<p>contracts for the schools detailed in (ii) and (v) above on the basis of the pre-tender considerations set out in paragraph 3.16 of the report;</p> <p>(vi) that officers evaluate the tenders referred to (v) above on the basis of the evaluation criteria set out in paragraph 3.16 of the report;</p> <p>(vii) that approval be given to the updated Schools Capital Portfolio financial profile as set out in paragraph 3.17-3.22, section 4 and Appendix 1, including the revised project/programme allocations;</p> <p>(viii) that approval be given to the criteria for developing new school expansion projects described in paragraph 3.23-3.25 and Appendix 5.</p>
<b>10.</b>	Dynamic Purchasing System (DPS) for the Procurement and Management of Temporary Accommodation	All Wards	<p>(i) that approval be given to the pre - tender considerations and the criteria to be used to evaluate tenders for a DPS for the Procurement and Management of Temporary Accommodation as set out in paragraph 3.7 of the report;</p> <p>(ii) that approval be given to the invite of expressions of interest, agreement of shortlists, the invite Tenders for a DPS for the Procurement and Management of Temporary Accommodation (TA) and their evaluation in accordance with the approved evaluation criteria referred to in (i) above;</p> <p>(iii) that authority be delegated to the Operational Director for Housing and Employment, as and when required, to appoint new service providers onto the DPS where they meet the selection criteria set out by the Council;</p> <p>(iv) that authority be delegated to the Strategic Director of Regeneration and Growth to agree annual changes to the management fee.</p>
<b>11.</b>	Award of Contract for procurement and management of Temporary Accommodation for Housing Association Leasing Scheme	All Wards	that approval be given to the recommendation of the evaluation panel to award the contract for Procurement and Management of Temporary Accommodation for HALS to the three Providers listed below for an initial period of three years, with an option to extend up to a further two years:

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<b>Agenda Item No</b>	<b>Item</b>	<b>Ward(s)</b>	<b>Decision</b>
			Genesis Housing Association London Strategic Housing Association; and Shepherds Bush Housing Association
<b>12.</b>	South Kilburn Regeneration Programme - energy supplier for decentralised energy solution	Kilburn	<p>(i) that the tender process for the procurement of the South Kilburn decentralised energy system be re-started, noting the risks associated with this as set out in paragraph 3.13;</p> <p>(ii) that approval be given to the invite of tenders for the procurement of the South Kilburn Regeneration decentralised energy system on the basis of the pre-tender considerations as set out in Appendix 2 of the report;</p> <p>(iii) that tenders referred to in (ii) above be evaluated in accordance with the evaluation criteria set out in Appendix 2.</p>
<b>13.</b>	South Kilburn Regeneration Programme - Gloucester House and Durham Court, Chippenham Gardens secure tenancies for Phase 4	Kilburn	<p><b><i>Gloucester House and Durham Court</i></b></p> <p>(i) that the Strategic Director of Regeneration and Growth be authorised to undertake a mini competition under the Greater London Authority (GLA) London Development Panel subject to confirmation by the Director of Legal &amp; Procurement that participation in the GLA London Development Panel is legally permissible, to procure a developer partner for the redevelopment of Gloucester House and Durham Court and report back to the Cabinet to secure approval for award of the contract;</p> <p>(ii) that approval be given to set rent levels for the affordable homes at Gloucester House and Durham Court once complete, at a rent equivalent to the Homes and Communities Agency Target Rent levels;</p> <p><b><i>Post Office Plus Site</i></b></p> <p>(iii) that it be noted that within the main body of this report that, on 19</p>

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			<p>December 2014, the Council entered into a collaboration agreement with Woodville Properties Limited, the landowner of 5 to 9 Chippenham Gardens which includes the Kilburn Park Post Office, to bring forward the comprehensive redevelopment of 5 to 9 Chippenham Gardens which includes the Kilburn Park Post Office with the Council's adjoining land at 4 to 26 Stuart Road (together defined as the <b>Post Office Plus Site</b>) as shown edged red on Plan B at Appendix 1.</p> <p>(iv) that approval be given to the acquisition by agreement pursuant to section 227 of the Town and Country Planning Act 1990 and the making of a compulsory purchase order (CPO) pursuant to section 226 of the Town and Country Planning Act 1990 to acquire all non-Council interests in the area shown edged red on Plan B attached at Appendix 1 ('the <b>Post Office Plus Site CPO Land</b>') being the Post Office Plus Site together with any new rights which may be required under section 13 of the Local Government (Miscellaneous) Provisions Act 1976 to facilitate the development of the Post Office Plus Site CPO Land in furtherance of the regeneration of the Post Office Plus Site (and such CPO being referred to in this report as 'the <b>Post Office Plus Site CPO</b>')</p> <p>(v) that the following be authorised, the:</p> <p>(a) Submission of the Post Office Plus Site CPO, once made in respect of the Post Office Plus Site CPO Land, to the Secretary of State for confirmation whilst at the same time seeking to acquire the Post Office Plus Site CPO Land by private negotiated treaty on such terms as may be agreed by the Operational Director Property &amp; Projects;</p> <p>(b) Operational Director Property &amp; Projects, on behalf of the Council, to enter into agreements with and give undertakings to the holders of all interests in the Post Office Plus Site CPO Land or</p>

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			<p>parties otherwise affected where such agreements or undertakings are appropriate. These agreements or undertakings will set out the terms for the withdrawal of the objections to the confirmation of the Post Office Plus Site CPO and may include granting rights over or offering back any part of the Post Office Plus Site CPO Land which is not required by the Council following completion of the development.</p> <p>(c) Making of one or more general vesting declarations or the service of Notices to Treat and Notices of Entry (as appropriate) pursuant to the Compulsory Purchase (Vesting Declarations) Act 1981 and the Compulsory Purchase Act 1965 respectively should the Post Office Plus Site CPO be confirmed by the Secretary of State or otherwise in order to gain possession of the Post Office Plus Site;</p> <p>(d) Serving of all requisite notices on the holders of the Post Office Plus Site CPO Land relating to the making, confirmation and implementation of the Post Office Plus Site CPO;</p> <p>(e) Operational Director Property &amp; Projects to remove from the Post Office Plus Site CPO any plot (or any interest therein) no longer required to be acquired compulsorily for the Post Office Plus Site redevelopment to proceed and to amend the interest scheduled in the Post Office Plus Site CPO (if so advised) and to alter the nature of the proposed acquisition from an acquisition of existing property interests to an acquisition of new rights (if so advised);</p> <p>(f) Operational Director Property &amp; Projects within the defined boundary of the Post Office Plus Site CPO Land, to acquire land and/or new rights by agreement either in advance of the confirmation of compulsory purchase powers, if so advised, or</p>

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			<p>following the confirmation of compulsory powers by the Secretary of State;</p> <p>(g) Operational Director Property &amp; Projects, if so advised, to seek to acquire for the Council by agreement any interest in land wholly or partly within the boundary of the Post Office Plus Site CPO Land for which a valid blight notice has been served.</p> <p>(vi) that agreement be given to set rent levels for the affordable units at the Post Office Plus Site once complete, at a rent equivalent to Homes and Communities Agency (HCA) Target Rent levels;</p> <p>(vii) that agreement be given to proceed with securing vacant possession of the residential and non-residential properties within the Post Office Plus Site through negotiation and private treaty and then, if necessary, via possession proceedings based on Ground 10A of Schedule 2 to the Housing Act 1985 (<b>‘Ground 10A’</b>) in relation to the secure tenants and then CPO of all interests remaining following the confirmation of the CPO;</p> <p>(viii) that the Operational Director of Property and Projects (where the Operational Director of Property and Projects in conjunction with the Chief Finance Officer considers applicable) be authorised to acquire third party interests and rights within the Post Office Plus Site as necessary to progress the project by way of negotiation;</p> <p>(ix) that the Cabinet authorise the Strategic Director of Regeneration and Growth to seek Secretary of State’s consent to appropriate for planning purposes all interests in the Post Office Plus Site</p> <p>(x) that approval be given to the serving of demolition notices and the suspension of secure tenants’ Rights to Buy in relation to secure tenancies in 4 to 26 Stuart Road and authorise the Strategic Director of Regeneration and Growth to issue all and any notices required to be</p>

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			<p>issued in connection with such demolition;</p> <p><b><i>Phase 4A Demolition Notices</i></b></p> <p>(xi) that approval be given to the serving of demolition notices and the suspension of secure tenants' Rights to Buy in relation to secure tenancies in blocks Craik Court, Austen House, Neville House, Winterleys and 113 to 128 Carlton House (all numbers inclusive) (together defined as '<b>Phase 4A</b>' of the South Kilburn regeneration programme) and authorise the Strategic Director of Regeneration and Growth to issue all and any notices required to be issued in connection with such demolition.</p>
14.	London Councils Grants 2015/2016	All Wards	<p>(i) that the recommendations made by the London Councils Leaders Committee summarised in section 3 and attached at Appendix 3 be noted;</p> <p>(ii) that agreement be given to the recommended budget for the London Councils Grant Scheme and the contribution of £339,278 to be paid by the Council towards the London Boroughs Grants Scheme for 2015/16.</p>
15.	Authority to tender a contract for Healthwatch	All Wards	<p>(i) that approval be given to the invite of tenders for a Local Healthwatch service contract on the basis of the pre - tender considerations set out in paragraph 3.7 of the report;</p> <p>(ii) that the new contract be let for a term of one year with the option to extend for a further 12 months;</p> <p>(iii) that approval be given to the evaluation of the tenders referred to in (i) above on the basis of the evaluation criteria set out in paragraph 3.7 of the report;</p> <p>(iv) that approval be given to an exemption from the usual tendering requirements of Contract Standing Orders and the approval of the direct award of an interim contract to the current provider, Healthwatch Brent, for</p>

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			a three month period from 1 April 2015 for the operational reasons set out in paragraph 3.8. of the report.
<b>16.</b>	Financial Report - November 2014	All Wards	(i) that the note the Finance report be noted; (ii) that approval be given to the revenue budget virements in section 7 of the Financial Report appendix.