

Minutes

Cabinet

Thursday, 18 November 2010

Meeting held at Committee Room 6 - Civic Centre,
High Street, Uxbridge, UB8 1UW



Published on: Friday 19th November 2010

Come into effect on: Friday 26th November 2010

Cabinet Members Present:

Ray Puddifoot (Chairman)
David Simmonds (Vice-Chairman)
Jonathan Bianco
Keith Burrows
Philip Corthorne
Henry Higgins
Douglas Mills

Members also Present:

George Cooper
Brian Crowe
Dominic Gilham
Raymond Graham
Phoday Jarjussey
Mo Khursheed
Anita MacDonald
Mary O'Connor
Andrew Retter
John Riley

191. APOLOGIES FOR ABSENCE

None.

192. DECLARATIONS OF INTEREST IN MATTERS BEFORE THIS MEETING

Councillor George Cooper declared a personal interest on Item 5 (minute 195) as the Whitehall Schools were adjacent to his property and stayed in the room during the discussion and vote on the item.

193. TO APPROVE THE MINUTES OF THE LAST CABINET MEETING HELD ON 14TH OCTOBER 2010

The minutes of the meeting held on 14 October 2010 were approved.

194. TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS OF BUSINESS MARKED PART 2 IN PRIVATE

This was confirmed along with the withdrawal of one report and an additional report accepted under special urgency procedures.

195. DETERMINATION OF STATUTORY PROPOSALS TO ENLARGE THE PREMISES AT 7 PRIMARY SCHOOLS IN THE BOROUGH

RESOLVED:

That Cabinet:

1. Conditionally approves the statutory proposals to enlarge the premises at:-

- a. Brookside Primary School**
- b. Grange Park Infant School and Grange Park Junior School (linked proposals)**
- c. William Byrd Primary School**
- d. Cranford Park Primary School**
- e. Whitehall Infant School and Whitehall Junior School (linked proposals)**

2. Subject to the following conditions for each proposal being met by 15th April 2011:-

- (a) that the Office of the Schools Adjudicator approves a variation to the school's published admission number for September 2011; and**
- (b) that the relevant admissions authority determines a higher published admission number for September 2012; and**
- (c) that the necessary planning permissions are granted.**

Reasons for decision

Cabinet carefully considered the background to, the processes and also the comprehensive consultation undertaken to provide additional primary school places in the Borough and noted that this was not just a local, but a regional issue affecting many local authorities. Cabinet was very much aware of its duty to secure sufficient school places and the urgency of the present situation and therefore outlined its proposals to enlarge the premises at 7 primary schools.

Cabinet noted the schools where no objections had been received and paid due attention to the proposals where objections had been received. In particular, Cabinet considered a number of objections to enlarge the Whitehall Schools and noted that in addition to the statutory and general consultation on this matter, those objecting were also afforded the opportunity to put forward their views at one of the Council's Petition Hearings before any decision was made.

In respect of the concerns raised regarding the Whitehall proposals, Cabinet asked for it to be placed on record that whilst some people had indicated a desire for a

formal complaint to be made with regard to the Council's conduct, the Headteachers concerned did not wish to make any such complaint.

In making its decision, Cabinet had followed national legislation and statutory guidance from the Department for Education and considered the key issues involved. Whilst Cabinet appreciated that this was an important milestone in providing sufficient places for children who were soon to enter the education system, it was clear to indicate that there would be other opportunities, e.g. at the planning stage for schools, parents and others to put forward any issues they had as to the precise nature of the school enlargements.

Alternative options considered and rejected

Cabinet made its decision following the statutory school organisation regulations. However, if Cabinet had decided to reject any proposal there would have been a risk that the Council would fail in its statutory duty to provide sufficient school places.

Officer to action:

Terry Brennan, Education and Children's Services

196. EXTERNAL SERVICES SCRUTINY COMMITTEE - MAJOR REVIEW REPORT FROM THE HEALTH INEQUALITIES WORKING GROUP OF THE EFFECT OF OVERCROWDING ON EDUCATIONAL ATTAINMENT AND CHILDREN'S DEVELOPMENT

The Chairman of the External Services Scrutiny Committee, Councillor Mary O'Connor, presented the report and paid her thanks to the efforts of the Working Group and Officers in reviewing this important matter which was also warmly endorsed by the Cabinet.

RESOLVED:

That Cabinet:

- 1. Welcomes the report of the Health Inequalities Working Group; and**
- 2. Accepts the recommendations of the Working Group report as reflected below:**
 - i. endorses the Working Group's view that the effect of overcrowding on educational attainment and children's development is an issue of great concern and that failure to tackle this will have a significant impact on many families in the Borough.**
 - ii. recognises the concerns of the Working Group regarding the legislative definition of statutory overcrowding.**

- iii. supports the proposal that officers identify what provision currently exists within the Borough in terms of primary and secondary school breakfast clubs and after school clubs. Once the current provision has been established, officers will look at the development of similar clubs at schools in other parts of the Borough where the need is greatest and where they would be most effective.
- iv. supports the proposal to include policies on issues relating to overcrowding in the Development Management Policies Document.
- v. supports the proposal that regular housing / overcrowding drop-in sessions be held in Children's Centres within the Wards that have the highest levels of overcrowding, together with housing / overcrowding information leaflets being made available at all Children's Centres in the Borough.
- vi. should there be future change in legislation, asks officers to review the phasing out of secure tenancies so that larger under-occupied homes can be freed up for overcrowded families.

Reasons for decision

Cabinet approved the recommendations which were aimed at building upon the work currently undertaken by the Council and partner agencies in relation to those children whose educational attainment and development had been hindered by overcrowding.

Alternative options considered and rejected

Cabinet could have decided to reject or amend one or more of the Working Group's recommendations.

Officer to action:

Nikki Stubbs, Deputy Chief Executive's Office

197. HILLINGDON LOCAL DEVELOPMENT FRAMEWORK: PRE-SUBMISSION DRAFT CORE STRATEGY

RESOLVED:

That Cabinet:-

1. Notes the schedule of responses received to the consultations held during June and July 2010 on the Local Development Framework Consultation Draft Core Strategy, as detailed at Appendix 1 (circulated separately).

2. **Approves the Local Development Framework Pre-Submission Draft Core Strategy for public consultation (circulated separately as Appendix 2).**
3. **Grants delegated authority to the Director of Planning, Environment and Community Services to agree, in conjunction with the Cabinet Member for Planning, Transportation and Recycling, to make any minor editing and textual changes to the Pre-Submission Draft Core Strategy, before it is formally published.**
4. **Approves the Local Development Framework Pre-Submission Draft Core Strategy as a material consideration for the purposes of development management.**
5. **Instructs officers to carry out a minimum six-week public consultation on the Pre-Submission Draft Core Strategy in compliance with the adopted Statement of Community Involvement, and for officers to report back to a future meeting of Cabinet the outcome of public consultation and recommendations for changes to the Core Strategy prior to its formal submission to the Department of Communities and Local Government.**

Reasons for decision

Cabinet approved the recommendations to enable the Council to make meaningful progress on the Local Development Framework Core Strategy and in order to meet targets approved by the Mayor of London in the Council's Local Development Scheme.

Cabinet noted that the Core Strategy would in due course replace the Unitary Development Plan Saved Policies, 2007. Strategic policies in the Core Strategy were intended to provide a more up-to-date framework to determine planning applications forming a material consideration alongside the Unitary Development Plan and the London Plan, Consolidated with Alterations 2008, and the draft Replacement London Plan 2009.

Alternative options considered and rejected

The Cabinet could have not approved the Pre-Submission Draft Core Strategy or alternatively requested officers to make changes to the Core Strategy for its subsequent approval prior to public consultation. Cabinet considered these alternative options would prejudice progress on the preparation of the Local Development Framework as a whole.

Officer to action:

Jales Tippell, Planning, Environment and Community Services

198. OLDER PEOPLE'S PLAN 2008 - 2011 QUARTER 2 UPDATE

RESOLVED:

That Cabinet notes the significant achievements to deliver the Older People's Action Plan during 2010/11 to date to improve the quality of life of older people.

Reasons for decision

Cabinet welcomed the progress on the three-year Older People's Plan 2008-2011 and the commitment by the Council and its partners to the continued development and improvement of services designed to create a better quality of life for older people in Hillingdon.

Alternative options considered and rejected

None.

Officer to action:

Dan Kennedy, Adult Social Care, Health and Housing

199. DISABLED PEOPLE'S PLAN 2009 - 2012 UPDATE

RESOLVED:

That Cabinet notes the position on the delivery of the 2010/11 Disabled People's Plan up to the end of Quarter 2.

Reasons for decision

Cabinet welcomed the progress on the delivery of the Disabled People's Plan 2010-11 and the commitment by the Council and its partners to the continued development and improvement of services designed to create a better quality of life for disabled people in Hillingdon.

Alternative options considered and rejected

None.

Officer to action:

Beverley Grayley, Adult Social Care, Health & Housing

200. DRAFT WEST LONDON WASTE PLAN: PROPOSED SITES AND POLICIES CONSULTATION DOCUMENT

RESOLVED:

That Cabinet:

- 1. Notes the contents of the Draft West London Waste Plan: Proposed Sites and Policies Consultation Document.**
- 2. Approves the Draft West London Waste Plan: Proposed Sites and Policies Consultation Document and the associated Sustainability Appraisal for public consultation.**
- 3. Notes that approval is also being sought to undertake consultations on the Draft West London Waste Plan: Proposed Sites and Policies Document by five other west London councils, namely Brent, Ealing, Harrow, Hounslow and Richmond upon Thames, as members of the West London Waste Authority partnership.**
- 4. Instructs officers to carry out a minimum 6 week public consultation on the Draft West London Waste Plan: Proposed Sites and Policies Consultation Document and the Sustainability Appraisal in compliance with the approved Statement of Community Involvement, and for officers to report back to a future meeting of Cabinet the outcome of public consultation and recommendations for changes to the Draft West London Waste Plan: Proposed Sites and Policies Consultation Document prior to its formal submission.**

Reasons for decision

Cabinet approved the draft West London Waste Plan (WLWP) for consultation in order to meet targets set out in the current London Plan (consolidated with Alterations 2008), the draft Replacement London Plan 2009, and Planning Policy Statements 10 and 12.

Cabinet noted that the Plan would in due course provide an up-to-date policy framework to assess planning applications for waste management facilities across the six West London boroughs.

Alternative options considered and rejected

Cabinet could have not approved the Plan or amended it, which would have prejudiced its progress amongst the six West London Boroughs.

Officer to action:

Jales Tippell, Planning, Environment and Community Services

201. HILLINGDON VOLUNTARY SECTOR COMPACT

RESOLVED:

That Cabinet agree that:

- 1. The notice period in the Hillingdon Compact for ending or reducing funding to the Voluntary and Community Sector (VCS) is amended to a minimum of three months.**
- 2. That a process to minimise the negative effect is followed when ending or reducing funding to the VCS and is set out in the Hillingdon Compact. This would consist of the following :**
 - The Council will notify groups as early as possible where there are resource constraints and where possible endeavour to give more than three months notice;**
 - Groups will be informed if their funding is part of a review and the Council will undertake assessments of affected groups including Equalities Impact Assessments where relevant**

Reasons for decision

Cabinet approved recommendations to bring the Hillingdon Compact in line with the national Compact in making decisions for reductions or discontinuation of funding. Cabinet noted that in the current financial climate, the recommended notice period would give the Council greater flexibility to respond to financial pressures but also make the process more transparent and inclusive for potentially affected groups.

Alternative options considered and rejected

Cabinet could have maintained the existing notice period in the Hillingdon Compact.

Officer to action:

Ian Edwards, Sarah Johnstone – Deputy Chief Executive's Office

202. DESIGNATION OF GATEHILL FARM ESTATE, NORTHWOOD AS A CONSERVATION AREA

RESOLVED:

That Cabinet:

- 1. Approves, in principle, the proposed designation of the Gatehill Farm Estate Conservation Area, as illustrated in the map included in Appendix 2.**

- 2. Notes that if and when the Gatehill Farm Estate Conservation Area is formally designated, this will supersede and replace the current Area of Special Local Character designation.**
- 3. Instructs officers to undertake a period of consultation for 8 weeks with all ward Councillors, local residents, owners and other interested groups within the proposed area and to report the outcome of the consultation to the Cabinet meeting in February 2011.**
- 4. Instructs officers to assess 23 and 25 Wieland Road for inclusion in the Local List and approves the necessary consultation with owners.**

Reasons for decision

As part of the Council's rolling review of the Borough's Conservation Areas, and following a request for designation by members of the Gatehill (Northwood) Residents Association, Cabinet approved in principle the designation of the Gatehill Farm Estate as a Conservation Area and approved a period of eight weeks for public consultation.

Alternative options considered and rejected

Cabinet could have decided not to propose the area's designation as a Conservation area.

Officers to action:

Nairita Chakraborty and Sarah Harper - Planning, Environment and Community Services

203. MONTHLY BUDGET MONITORING REPORT

RESOLVED:

That Cabinet:

- 1. Note the current forecast budget position for revenue and capital as at Month 6.**
- 2. Note the treasury 6 month report at Appendix B.**
- 3. Agree that the Council should introduces charges for all requests for street naming and new building naming/numbering and that the charges should be as set out below:**
 - To name or rename a road: £250+vat**
 - To name or rename a building/street numbering £100+vat**
 - Research on possible names for roads or buildings: £60 + VAT per hour or part thereof**
- 4. Approve the virement of £524k from the Early Years Foundation Stage project to the Phase III Children's Centre budget and the addition of £342k of Section 106 to the scheme.**

5. Note the changes to the HRA Pipeline budgets agreed by Cabinet on 14 October 2010.
6. Note the following additions to capital budgets as a result of changes in external funding:
 - £150k of Section 106 funding to the Ruislip High School Expansion in 2010/11.
 - £163k of additional Transport for London funding in respect of works at Eastcote station.
 - £197k to the Section 106/278 Schemes in 2010/11.
 - £127k of Social Care Reform Grant to the ICT Asset Management Strategy to support delivering personal budgets and transformation in adult social care.
 - £90k of London Development Agency grant to the HRA Capital Works to Stocks budget for extensions and deconversions.
 - £13k of insurance receipts to the HRA Capital Works to the Housing stock budget.

Reasons for Decision

Cabinet reviewed the latest forecast revenue and capital position for the current year 2009/10. In addition, Cabinet introduced charges for road and building naming and approved a number of changes to budgets as a result of changes in external funding or necessary virements between Departments.

Alternative options considered and rejected

None.

Officer to action:

Paul Whaymand, Finance and Resources

Urgency Provisions

This report had been circulated less than 5 working days before the Cabinet meeting and was agreed by the Chairman to be considered as urgent.

204. **CONTRACT FOR THE CONSTRUCTION OF BUILDINGS AT BROOKSIDE, WILLIAM BYRD, GRANGE PARK, COLHAM MANOR, CRANFORD PARK AND WHITEHALL SCHOOLS TO PROVIDE AN ADDITIONAL FORM OF ENTRY AT EACH SCHOOL UNDER THE PRIMARY SCHOOL CAPITAL PROGRAMME**

RESOLVED:

That Cabinet:

- 1) Endorse the need to award a tender and note the need to release capital to fund the above tender.

2) Delegate authority to the Leader and the Cabinet Member for Finance, Property and Business Services in conjunction with the Director of Planning, Environment & Community Services to make a decision on the award of contract for the school expansion project, on receipt of the relevant tender information.

3) Delegate authority to the Director of Planning, Environment & Community Services in consultation with the Cabinet Member for Finance, Property and Business Services to award consultants contracts to a value not exceeding £50k in order to facilitate speedy delivery of the schemes in recognition of the tight timescales.

4) Note that a number of sites will need to be investigated with a view to building a new primary school in the Borough and in order to progress this matter agrees to delegate to the Leader of the Council and the Cabinet Member for Finance, Property and Business Services (in conjunction with the Director of Planning, Environment and Community Services) the decision to award any necessary contracts to appoint consultants, project managers / design teams to progress this, on receipt of the relevant tender information.

Reason for decision

Cabinet approved the delegation of authority to award the necessary tenders and contracts to progress the construction of new buildings to expand existing primary schools in the Borough and investigate options for a new school. In doing so, Cabinet was aware of the time critical nature of this decision as it would mitigate the risk of a significant shortfall in primary school places for this coming September. Cabinet praised Council officers on their efforts to progress such a major building programme in such a short timescale.

Alternative options considered and rejected

Cabinet could have decided not to proceed with the school expansion works which would result in a severe shortfall of school places for the start of the September school year of 2011.

Officers to action:

Derek Barden, Graham Davies - Planning, Environment & Community services

Exempt Information

This report was included in Part II as it contained information relating to the financial or business affairs of any particular person (including the Authority holding that information) and the public interest in withholding the information outweighed the public interest in disclosing it (exempt information under paragraph 3 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

205. HOWLETTS LANE RESPITE UNIT FOR DISABLED CHILDREN

RESOLVED:

That Cabinet agree to decommission the Howletts Lane Unit following the transfer of services to the new bespoke unit for disabled children at the expanded Merrifield House Disabled Children's Resource Service Centre.

Reasons for decision

Cabinet agreed to move the services currently delivered from Howletts Lane to the new, modern and expanded facility at Merrifield House for a number of benefits, including the creation of a specialist centre to become the hub for a broad range of services and support for disabled children and their families in Hillingdon.

Alternative options considered and rejected

Cabinet could have continued to use Howletts Lane as a specialist long-term residential unit or continued to run the Centre in addition to a new facility at Merrifield House. However, Cabinet considered these decisions unviable from a cost, service and operational perspective.

Officer to action:

Merlin Joseph, Education and Children's Services

Exempt Information

This report was included in Part II as it contained information relating to any individual or information likely to reveal the identity of any individual and the public interest in withholding the information outweighed the public interest in disclosing it (exempt information under paragraphs 1&2 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

206. INVESTMENT IN THE FORMER NATS SITE, PORTERS WAY, WEST DRAYTON - ALLOCATION OF BALANCES FROM 20 YEAR LEASING SCHEME BETWEEN HILLINGDON COUNCIL AND CATALYST HOUSING GROUP

RESOLVED:

That Cabinet:

- 1. Prior to the allocation of the £2 million balance as per recommendation 2 below, authorises Officers to enter into an indemnity agreement with Catalyst Housing Group to ensure that the Council is released from any financial/repair liabilities in relation to the 20 year leasing scheme.**

2. Agrees that Catalyst Housing Group reinvest a £2 million balance that it holds on behalf of the Council to deliver new affordable housing at the Former NATS site, Porters Way, West Drayton, (as identified on the plan circulated at the meeting) where the Council will attain nomination rights in accordance with the surpluses and deficits agreement between the two parties.

3. Withdraws the exempt nature of relevant parts of the report solely for the Council to use at the relevant time for public information and related purposes.

Reasons for decision

Cabinet agreed to use £2 million from the major repairs sinking fund of a completed 20 year accommodation leasing scheme that the council delivered in partnership with Catalyst Housing Group in support of the delivery of 59 affordable homes at the former NATS site at West Drayton.

Alternative options considered and rejected

Cabinet decided against not allocating the funding or holding the money as savings to generate income from the interest payments.

Officer to action:

Mazhar Ali, Adult Social Care, Health & Housing

Exempt Information

This report was included in Part II as it contained information relating to the financial or business affairs of any particular person (including the Authority holding that information) and the public interest in withholding the information outweighed the public interest in disclosing it (exempt information under paragraph 3 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended.

207. MENTAL HEALTH FLOATING SUPPORT - AWARD OF CONTRACT

This item was withdrawn.

208. ACCEPTANCE OF TENDER FOR TERM CONTRACT ROAD SIGNAGE

RESOLVED:

That Cabinet agree:

- a) That the Term Contract for the provision of Road Signage be awarded to Standard Signs and Traffic Systems Ltd.**

- b) That the Term Contractor is to provide the service for an initial period of three years, commencing in October 2010, with the possibility of extending the Contract on an annual basis for a further 2 years, depending on Contractor performance.
- c) That the Corporate Director of Planning, Environment and Community Services in conjunction with the Leader of the Council and the Cabinet Member for Planning, Transportation and Recycling be provided with monthly schedules of proposed purchases of signs for approval.

Reasons for decision

Cabinet was aware that the Council had a statutory obligation to maintain highways and take such care as is reasonably required to secure the safety of the highway for traffic. It therefore agreed a Term Contract at best value to provide road signs as and when required by the Council, without any specific financial commitment.

Alternative options considered and rejected

Cabinet decided against not awarding a contract as this would have left the Council without a contractor for the provision of road signage.

Officers to action:

Tim Edwards – Planning, Environment and Community Services
Matthew Kelly – Finance and Business Services

Exempt Information

This report was included in Part II as it contained information relating to the financial or business affairs of any particular person (including the Authority holding that information) and the public interest in withholding the information outweighed the public interest in disclosing it (exempt information under paragraph 3 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

209. TENDER APPROVAL FOR A FOUR YEAR CCTV FRAMEWORK AGREEMENT INCLUDING COMPLETION OF THE CIVIC CENTRE SECURITY IMPROVEMENTS PROJECT

RESOLVED:

2. That Cabinet agree:

- a). To award the following contractors onto a Framework Agreement for the Supply and Installation of CCTV Equipment for a duration of 48 months with effect from October 2010;

1) Chroma Vision Limited

- 2) TM Security
- 3) Clearview Communications Limited
- 4) Smart Security Limited

- b) **To award Chroma Vision Limited to supply and install the Civic Centre Security Improvements at a cost of £25,963.**

Reason for decision

Following a robust procurement exercise, Cabinet agreed the tenders for a CCTV Framework Agreement so that such works can be more efficiently delivered and in the case of the Civic Centre to improve security arrangements and the safety of the public and staff in the vicinity.

Alternative options considered and rejected

Cabinet decided the benefits of entering into such a Framework Agreement outweighed not having one or entering into a contract with a single supplier.

Officer to action:

Richard Stainthorpe, Planning, Environment and Community Services

Exempt Information

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210. VOLUNTARY SECTOR LEASES

RESOLVED:

That Cabinet agrees the rents set out in the report (with the exception of one organization where further information is sought *) and instructs the Director of Planning, Environment and Community Services to then commission the Borough Solicitor to complete the appropriate rent review memoranda and lease documentation.

** Cabinet requested additional information on one voluntary organisations set out in the report and therefore deferred making a decision on this. Estates and Valuation Services Officers have been notified formally by Democratic Services.*

Reasons for decision

Cabinet agreed the proposed discounted rents for all bar one voluntary organisations set out in the report in line with the Voluntary Sector Leasing Policy agreed in July 2004.

Alternative options considered and rejected

Cabinet could have chosen not to apply the Voluntary Sector Leasing Policy and provide alternative or no rent discount to the voluntary organisations concerned.

Officer to action:

Greg Morrison - Planning, Environment and Community Services

Exempt Information

This report was included in Part II as it contained information relating to the financial or business affairs of any particular person (including the Authority holding that information) and the public interest in withholding the information outweighed the public interest in disclosing it (exempt information under paragraph 3 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

211. PHASE 3 LIBRARIES REFURBISHMENT PROGRAMME

RESOLVED:

That Cabinet notes the contents of this report and agrees to:

- 1. The refurbishment of Northwood Hills and Eastcote Libraries as part of the phase III programme and;**
- 2. The appointment of Thomas Sinden Ltd. to undertake refurbishment works for Eastcote and Northwood Hills libraries as detailed in the report.**

Reason for decision

Cabinet agreed to progress the 'roll out' of the Council's Phase III Libraries Refurbishment and Enhancement programme. Based upon the comprehensive financial information, risk assessment and procurement details available the report, Cabinet selected the company best suited to deliver this flagship improvement programme on behalf of the Council.

Alternative options considered and rejected

Cabinet could have decided to delay the refurbishment programme or approve an alternative tender, which could have resulted in the Council not delivering or meeting its priority plans for library improvements.

Officer to action:

Mohamed Bhimani, Planning, Environment & Community Services

Exempt Information

This report was included in Part II as it contained information relating to the financial or business affairs of any particular person (including the Authority holding that information) and the public interest in withholding the information outweighed the public interest in disclosing it (exempt information under paragraph 3 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

212. FORMER HONEYCROFT DAY CENTRE, HONEYCROFT HILL, UXBRIDGE

RESOLVED:

That the Cabinet declares the former Honeycroft Day Centre site surplus to requirements and agrees for it to be sold in the open market with the benefit of planning permission for residential use by a method to be decided by Director of Planning, Environment and Community Services in consultation with the Cabinet Member for Finance, Property and Business Services.

Reasons for decision

Cabinet agreed that there was no service requirement for the former Honeycroft Day Centre site and that the best option would be to sell it to generate a capital receipt that would contribute to the Council's wider Capital and Buildings Programme.

Alternative options considered and rejected

Cabinet could have decided to retain the site in Council's ownership and develop to provide new Council housing, sell it to a Registered Social Landlord to develop for affordable housing or leave the site vacant and un-used attracting potential flytippers and travellers.

Officer to action:

Mayur Patel, Planning, Environment and Community Services

Exempt Information

This report was included in Part II as it contained information relating to the financial or business affairs of any particular person (including the Authority holding that information) and the public interest in withholding the information outweighed the public interest in disclosing it (exempt information under paragraph 3 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended.

213. THE GRANGE, PINE PLACE, HAYES

RESOLVED:

That Cabinet declare The Grange is declared surplus to requirements and authorises officers to market test part of The Grange site with planning permission for a residential development and report the offers received to a subsequent Cabinet to consider whether or not the highest offer is sufficient enough for the Council to build a new community centre on rest of the site.

Reasons for decision

Cabinet agreed that there was no service requirement for the site, but based upon request by the local residents for community use, agreed to also establish whether or not it would be financially viable to build a community centre on part of the site from the offers received on market testing the rest of the site for residential development.

Alternative options considered and rejected

Cabinet could have decided to develop the Grange to provide housing units, build a community centre on the site, dispose of the site to a Registered Social Landlord for affordable housing or take no action.

Officer to action:

Mayur Patel, Planning, Environment and Community Services

Exempt Information

This report was included in Part II as it contained information relating to the financial or business affairs of any particular person (including the Authority holding that information) and the public interest in withholding the information outweighed the public interest in disclosing it (exempt information under paragraph 3 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended.

214. 44 LOWLANDS ROAD, EASTCOTE

RESOLVED:

That the Cabinet declares the property surplus to requirements and instructs officers to dispose of it on the open market with planning permission in place for a side and rear extension in order to maximise the capital receipt, with the method of sale to be decided by the Director of Planning, Environment and Community Services in consultation with the Cabinet Member for Finance, Property and Business Services.

Reason for decision

Cabinet agreed that the property should be sold because no service requirement had been identified and noted that this would allow the capital receipt achieved to be reinvested towards the provision of additional affordable housing units.

Alternative options considered and rejected

Cabinet considered that no other service requirements had been identified for the property and that it was no longer required by Housing Services for the provision of social housing.

Officer to action:

Greg Morrison Planning, Environment and Community Services

Exempt Information

This report was included in Part II as it contained information relating to the financial or business affairs of any particular person (including the Authority holding that information) and the public interest in withholding the information outweighed the public interest in disclosing it (exempt information under paragraph 3 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended.

215. EASTBURY ROAD DAY CENTRE *

RESOLVED:

That Cabinet:

- 1. Approve the immediate closure of Eastbury Road due to serious Health and Safety concerns;**
- 2. Agree that individual reviews of service users are undertaken with the identification of alternative service options to meet needs;**

- 3. Agree that identified service users are transferred to personal budgets for community based options, or to another day centre, or other alternatives depending upon assessed need and;**
- 4. Agree that upon closure of the Eastbury Road building, to release the site for agreed alternative use or disposal.**

Reasons for decision

In making its decision to close the Day Centre, Cabinet was alerted to the fact that the establishment presented a range of urgent maintenance and fire risk issues and that it was also the subject of an adverse Health and Safety report. Cabinet agreed that the existing layout did not lend itself to both the future direction of care support as well as the needs of the client group. Cabinet was satisfied that the Centre had reached the point where significant additional resources would be required to refurbish and rectify deficiencies. Cabinet was conscious of the need to ensure the safety and security of those in the Council's care and received comments in relation to this from the Chairman of the Social Services, Health and Housing Policy Overview Committee, which were duly noted.

Alternative options considered and rejected

Cabinet agreed that the Eastbury Road building was not fit for purpose due to the unacceptable level of risks relating to safety in the event of fire and therefore Cabinet agreed that to keep it open would not be a viable option.

Officer to action:

Sharon Townsend, Interim Head of Personalised Services

Exempt Information

This report was included in Part II as it contained information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or office holders under, the authority and information in respect of which a claim to legal professional privilege could be maintained in legal proceedings. That the public interest in withholding the information outweighed the public interest in disclosing it (exempt information under paragraphs 4&5 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended.

Special Urgency

This report had been circulated less than 5 working days before the Cabinet meeting and was agreed by the Chairman to be considered as urgent. Under special urgency provisions in the Constitution, the approval of the Chairman of the relevant Policy Overview Committee had been received allowing this report to be considered at short notice by the Cabinet due to the seriousness of the matter.

The meeting closed at 8:05pm

IMPORTANT INFORMATION

DECISION AUTHORITY

* In accordance with the rules set out in the Constitution, the call-in period has been waived on item 25 (minute 215) so that this decision takes immediate effect.

The remainder of the Cabinet's decisions were not called-in by the Executive Scrutiny Committee and therefore come into effect from 5pm Friday 26th November 2010 after the call-in period expires.

Changes to proposed decisions:

Officers should note that the Cabinet amended recommendations and thereby agreed revised decisions on the following items:

Item 13 (minute 203), Item 14 (minute 204), Item 16 (minute 206), Item 20 (minute 210) and Item 21 (minute 211).