

## Minutes

### Cabinet

Thursday, 20 March 2014

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



Published on: 21 March 2014

Decisions come into effect on: 28 March 2014 \*

#### **Cabinet Members Present:**

Ray Puddifoot MBE (Chairman)  
David Simmonds (Vice-Chairman)  
Jonathan Bianco  
Keith Burrows  
Philip Corthorne  
Douglas Mills  
Scott Seaman-Digby

#### **Members also Present:**

John Riley  
Susan O'Brien  
Wayne Bridges  
Brian Crowe  
Peter Curling  
Paul Harmsworth  
Mary O'Connor  
Michael White  
Henry Higgins

#### **930. APOLOGIES FOR ABSENCE**

All Members were present.

#### **931. DECLARATIONS OF INTEREST IN MATTERS BEFORE THIS MEETING**

Councillor Douglas Mills declared a non-pecuniary interest in Item 19 (minute 948) as the Chairman of Governors of Ruislip High School. He remained in the room during the discussion and vote on the item.

#### **932. TO APPROVE THE MINUTES OF THE LAST CABINET MEETING**

The decisions and minutes of the Cabinet meeting held on 13 February 2014 were approved as a correct record.

#### **933. 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.

**934. RESIDENTS' & ENVIRONMENTAL SERVICES POC REVIEW - USING OUR WATER: IMPROVING EFFICIENCY AND DEVELOPING LONG-TERM STRATEGIES**

*The Chairman of the Residents' & Environmental Services Policy Overview Committee, Councillor Michael White, presented the Committee's review and its recommendations to Cabinet, which were warmly welcomed.*

**RESOLVED:**

**That Cabinet:**

- 1. Welcomes the report from the Residents' and Environmental Services Policy Overview Committee on the review into water conservation.**
- 2. Endorses recommendations 1-5 and 7-8 of the Policy Overview Committee.**
- 3. Notes recommendation 6 and the officer comments provided.**

*Policy Overview Committee Recommendations*

*Change of Practice*

- 1. That the Cabinet Member for Finance, Property & Business Services considers asking officers to facilitate regular meetings with Affinity Water, Council leisure centre operators and the Greater London Authority to share best practice, foster stronger partnerships and develop a strategic approach to reducing the water usage of the Council and its partners;*
- 2. That the Cabinet Member for Finance, Property & Business Services requests officers to liaise with schools to pass on information regarding water-saving measures and encourage small-scale initiatives to reduce usage;*

*Change of Technologies*

- 3. That Cabinet commend the work already undertaken by officers to receive detailed billing data from Affinity Water and commit to pursuing this until it is agreed as a long-term measure;*
- 4. That the Cabinet Member for Finance, Property & Business Services considers that, once data is provided, officers undertake a comprehensive audit of the Council's water usage and produce a league table highlighting key users across the estate with a view to identifying areas for efficiencies;*
- 5. Notwithstanding the provision of detailed billing data from Affinity Water, that the Cabinet Member for Finance, Property & Business Services requests officers to investigate the viability of gradually upgrading to smart metering across the Council's estate as a means through which to monitor real-time water usage and report findings back to the relevant Cabinet Members in due course;*

6. *As part of the budget planning process, that the Cabinet Member for Finance, Property & Business Services requests officers to investigate the use of a borehole at the Rural Activities Garden Centre as a spend-to-save project and report findings back to relevant Cabinet Members in due course;*

#### Change of Policies

7. *That the Cabinet Member for Planning, Transportation & Recycling considers the inclusion of the following areas in the Local Plan Part 2:*
  - *Stronger and clearer policies on sustainable drainage in the Borough including the use of at-source collection;*
  - *Water conservation policies relating to a wider range of planning developments than just major developments;*
8. *That the Cabinet Member for Planning, Transportation & Recycling considers that officers investigate the viability of amending, as an interim measure, policy EM1 point 11 to remove the word “major” thereby making it applicable to a wider range of planning developments in the Borough.*

#### **Reasons for decision**

Cabinet considered a major review by the Committee which had looked at reducing the Council’s consumption of water across its corporate estate and green spaces. Cabinet welcomed many of the proposals from the Committee, which focused on planning policies, technological changes and ideas to better inform the local community.

#### **Alternative options considered and rejected**

Cabinet could have decided to reject some or all of the Committee’s recommendations.

#### **Officers to action:**

Steven Maiden - Administration Directorate  
James Rodgers / Jales Tippell / David Murnaghan - Residents Services

#### **935. EXTERNAL SERVICES SCRUTINY COMMITTEE - REVIEW INTO ANTI-SOCIAL BEHAVIOUR**

*The Chairman of the External Services Scrutiny Committee, Councillor Mary O'Connor, presented the Working Group's review led by Councillor Dominic Gilham, which was warmly welcomed by Cabinet.*

#### **RESOLVED:**

1. **That the Cabinet endorse the wide range of investigation and enforcement issues undertaken by the ASBI and Community Safety Teams, putting residents first, noting that this Council is the first to**

**amalgamate this type of enforcement, regulatory services and ASB in this way.**

- 2. That the Cabinet endorse the continued development of a vulnerability assessment tool to allow officers to identify vulnerable victims of ASB, offer them additional support during the investigation process and link them to any further support available within the Council, partner agencies or in their community.**
- 3. That the Cabinet Members for Community, Commerce and Regeneration and Social Services, Health & Housing consider requesting that officers introduce a modular approach to training packages for the ASBI Team and other Council staff to maintain skills and increase knowledge and awareness of the issues that are dealt with by ASBI Team.**
- 4. That the Cabinet Member for Community, Commerce and Regeneration consider whether to request that the Corporate Services and Partnerships POC undertake a review of the current Members' Enquiry system during the 2014/2015 municipal year to ensure information and intelligence generated by it provides added value to Councillors, relevant services and residents.**
- 5. That the Cabinet note the planned upgrades to current computer and mobile devices across the organisation and, in conjunction with the Leader and Cabinet Member for Finance, Property and Business Services, ensure that the ASBI Team is supplied with effective modern, mobile technology in order to spend the maximum amount of time in the community investigating issues and taking remedial action.**
- 6. That the Cabinet request that officers investigate the possibility of increasing the number of Council tenants included in the annual ASB satisfaction survey.**
- 7. That the Cabinet Members for Central Services and Community, Commerce and Regeneration consider with the Head of Communications the possibility of additional publicity being given to what constitutes ASB and how residents can report it.**

#### **Reasons for decision**

Cabinet received the report from the Anti-Social Behaviour Working Group which, following various witness testimony, had put forward a number of recommendations to help improve services and the support offered to residents in relation to anti social behaviour issues locally.

#### **Alternative options considered and rejected**

Cabinet could have decided to reject some or all of the Committee's recommendations.

**Officers to action:**

Nikki O'Halloran - Administration Directorate  
Ed Shaylor / Shirley Clipp / John Seekings - Residents Services

**936. CHILDREN'S SERVICES OFSTED INSPECTION AND COUNCIL RESPONSE**

**RESOLVED:**

**That Cabinet:**

- 1) Note the findings from the Ofsted inspection of services for children in need of help and protection, children looked after and care leavers and the Local Safeguarding Children Board (LSCB) in Hillingdon (Appendix 1) and;**
- 2) Note that through the BID Children's Pathway Programme the areas highlighted by Ofsted for further action are already being addressed.**
- 3) Authorise the Director of Children and Young People's Services, in consultation with the Leader of the Council and the Deputy Leader of the Council, to agree the final statement from the Council to Ofsted in response to the findings of the inspection, noting that this statement is a requirement from Ofsted.**

**Reasons for decision**

Cabinet were briefed on the findings from the recent Ofsted inspection of services for children in need of help and protection, children looked after, care leavers and the Local Safeguarding Children Board.

It was noted that the overall judgement from Ofsted was 'requires improvement' with adoption services receiving a 'good' judgement. Cabinet endorsed the actions already in progress by the Council, which included ambitious changes through its Children's Pathway transformation programme.

The comments from the Children's, Young People and Learning Policy Overview Committee were welcomed, which noted that the Ofsted judgement should be considered in the light of the changes made to the inspection framework, where local authorities that would have previously had been judged as "good" were now being judged as "requiring improvement".

**Alternative options considered.**

None.

**Officer to action:**

Merlin Joseph - Children and Young People's Services

**937. CRC ENERGY EFFICIENCY SCHEME PHASE II - PURCHASE OF CARBON ALLOWANCES**

**RESOLVED:**

**That Cabinet:**

- 1) Authorise officers to order £604,781 of CRC carbon allowances in the April 2014 forecast sale for the projected carbon emissions in the first three compliance years of the CRC Energy Efficiency Scheme Phase II (2014-2015 to 2016-2017). Payment for these allowances will be made in June 2014 and;**
- 2) Note that officers will review the strategy and forecasts annually for purchasing CRC carbon allowances for the future compliance years of CRC Phase II (April 2017 - March 2019) in future allowance sale windows.**

**Reasons for decision**

Cabinet agreed to purchase further Carbon allowances, ensuring that the Council complied with UK Legislation relating to energy efficiency.

**Alternatives considered and rejected**

Cabinet could have decided not to purchase and surrender allowances for its energy emissions (tonnes of carbon dioxide) regulated but would have then been in breach of the CRC Order and could have faced fines from the Environment Agency.

**Officer to action:**

Richard Coomber – Residents Services

**938. QUARTERLY PLANNING OBLIGATIONS MONITORING REPORT**

**RESOLVED:**

**That the Cabinet notes the updated financial information attached to the report.**

**Reasons for decision**

Cabinet noted the report which detailed the financial planning obligations held by the Council and what progress had, and was, being made.

## **Alternative options considered and rejected**

To not report to Cabinet. However, Cabinet believed it was an example of good practice to monitor income and expenditure against specific planning agreements.

### **Officer to action:**

Nicola Wyatt, Residents Services

## **939. MONTHLY COUNCIL BUDGET MONITORING REPORT - MONTH 10**

### **RESOLVED:**

#### **That the Cabinet:**

- 1. Note the forecast budget position for revenue and capital as at Month 10.**
- 2. Note the treasury management update for Month10 at Appendix E.**
- 3. Continue the delegated authority up until the 24 April 2014 Cabinet meeting to the Chief Executive to approve any consultancy and agency assignments over £50k, with final sign-off of any assignments made by the Leader of the Council. Cabinet are also asked to note those consultancy and agency assignments over £50k approved under delegated authority between the 13 February and 20 March 2014 Cabinet meetings, detailed at Appendix F.**
- 4. That Cabinet agrees that the special delegated procurement approval for the HRA Works to Stock Programme during 2013/14, as approved by Cabinet on 26 September 2013, remains in effect for the 2014/15 financial year.**
- 5. That Cabinet agrees to increase the First Time Buyers Initiative maximum purchase price from £210k to £250k.**
- 6. Approves the virement of £165.7k from the Housing Revenue Account to Street Scene Maintenance to fund and undertake repairs to areas of the un-adopted housing network for the 2014/15 financial year.**
- 7. Approve an award of contract to Sanctuary Personnel Ltd (trading as Skylakes) under a single process to undertake up to 1,400 community care reviews and 400 occupational therapy assessments up to a cost of £529k, as set out in Appendix G.**
- 8. Approve payment of a grant of £25k to William Byrd Pool Trust from the 2013/14 Voluntary Sector Grants budget.**
- 9. Ratify an Emergency Contract Decision made on 6 March 2014 by the Chief Executive and the Leader of the Council to award the contract for the construction of a cycle track at Pield Heath School to Blakedown on the basis of the most economically advantageous tender at a total maximum cost of £174,716.66; acknowledge and approve the capital release of the £50,000 grant award from the London Marathon Trust (LMT) as funding towards the total project cost of the cycle track at Pield Heath School; and re-allocate the underspend of £79,896 Transport for London (LIP) funding within the existing capital release already approved for projects in 2013/14, to support the full project costs.**

10. Notes that the Leader of the Council may decide to allocate funds from the Heathrow Contingency Budget in respect of a possible challenge to any forthcoming Government decision to increase night flights at the Airport.
11. Agrees to amend the Council's policy on Discretionary Business Rate Relief following the Government's intention to provide additional relief to commercial premises and delegates authority to the Corporate Director of Finance, in consultation with the Leader of the Council and Cabinet Member for Finance, Property and Business Services, to agree the revised wording and policy before publication.

### **Reasons for decision**

Cabinet was informed of the latest forecast revenue, capital and treasury position for the current year 2013/14 to ensure the Council achieved its budgetary and service objectives.

Cabinet made a number of budget related decisions, which included continued delegated approval for agency assignments and key housing works, an increase in the First Time Buyers Initiative maximum purchase price and an award of a contract to speed up social care assessments.

Furthermore, Cabinet noted that the Council would respond robustly to any decision by the Government to increase night flights at Heathrow Airport. Cabinet also agreed to update its Discretionary Rate Relief Policy to comply with recent Government initiatives to help local businesses.

### **Alternative options considered and rejected**

None.

### **Officer to action:**

Paul Whaymand, Finance Directorate

## **940. SCHOOL CAPITAL PROGRAMME UPDATE - PART 1**

### **RESOLVED:**

#### **That Cabinet:**

1. Note the progress made with Phases 1, 2 and 3 of the Primary School Expansion Programme and the School Conditions Programme.
2. Agree for officers to commence feasibility studies of selected Secondary School sites to identify those that could be considered suitable for expansion, and to delegate the decision on which sites to be studied to the Deputy Chief Executive and Corporate Director of Residents Services in consultation with the Leader of the Council and



**Cabinet Members for Education and Children's Services & Finance, Property and Business Services.**

- 3. Delegate authority to the Leader of the Council and Cabinet Member for Finance, Property and Business Services, in consultation with Deputy Chief Executive and Director of Residents Services for the appointment of consultancies required to carry out the feasibility studies on the selected Secondary Schools.**
- 4. Note the expenditure of £125,000 to carry out feasibility studies on the selected Secondary Schools, which will be subject to the usual capital release approval.**

#### **Reasons for decision**

Cabinet received an update on the primary and secondary school capital programmes and made a number of decisions to progress the provision of sufficient school places, including those relating to the necessary building contracts and project funding, in particular for planning purposes for additional space in the local secondary education sector.

#### **Alternative options considered and rejected**

Cabinet could have decided to delay or not progress aspects of the school capital programmes, which would have impacted upon the Council's ability to provide sufficient school places.

#### **Officer to action:**

David Murnaghan – Residents Services

### **941. SCHOOL CAPITAL PROGRAMME UPDATE - PART 2**

#### **RESOLVED:**

**Cabinet noted the information detailed within the report.**

#### **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.*

## 942. PUBLIC HEALTH CONTRACTS

### RESOLVED:

#### That Cabinet:

1. Agrees in principle to the award of contracts by single tender action to The Hillingdon Hospital NHS Foundation Trust for the provision of genito-urinary medicine (GUM) services & Central North West London NHS Foundation Trust for the provision of Contraception and Sexual Health services for residents;
2. Agrees in principle to the award of a single contract to Central North West London NHS Foundation Trust for the School Nursing Service;
3. Delegates all necessary authority for decisions to award these contracts to the Deputy Chief Executive and Corporate Director of Residents Services, in consultation with the Leader and the Cabinet Member for Social Services, Health and Housing once they are finalised, set to take place during March 2014;

#### Reasons for decision

Following the transfer of public health responsibilities to the Council in April 2013, Cabinet had instructed officers to robustly review all health service contracts. Following this review, Cabinet agreed to proceed with the procurement of two particular public health services - sexual health and the School Nursing Service.

#### Alternatives considered and rejected

Cabinet considered other options within the current markets these services operate in.

#### Officers to action:

Nigel Dicker / Sharon Daye, Residents Services  
Perry Scott, Finance

#### 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.*

## **943. SECURITY CONTRACT**

### **RESOLVED:**

**That Cabinet approves the award of a one year extension (in line with the existing contract provisions) to the existing contract with MJF and the consolidation of Olympic House within the contract.**

### **Reasons for decision**

Cabinet approved the extension of the Council's security contract and the consolidation of an additional site (Olympic House) within it.

### **Alternative options considered and rejected**

Cabinet could have instructed officers to carry out a full competitive tender exercise, though this was not pursued as it was felt that the existing contract worked effectively and provided value for money.

### **Officer to action:**

David Murnaghan, Residents 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.*

## **944. VEHICLE MAINTENANCE PROGRAMME - CONTRACT**

### **RESOLVED:**

**That Cabinet:**

- 1. Agrees to award a Contract to Riverside Truck Rental Ltd for fleet maintenance services, commencing 1st July 2014, for a period of 3 plus a 2 years extension, subject to the relevant approvals.**
- 2. Agrees to extend the current provision of tyre repair and replacement through RMT Tyres Limited for a further 1 year from 9 May 2014 in accordance with the contract provisions, to allow consideration of a more integrated approach to delivery of tyre services.**

## **Reasons for decision**

Cabinet noted that the Council operated a fleet of approximately 200 vehicles and associated plant machinery. Following a robust competitive procurement exercise, Cabinet agreed the necessary contracts to cover vehicle and plant inspection, servicing, maintenance and repair. Cabinet also agreed to extend the existing contract in respect of tyre replacement and repairs.

## **Alternative options considered and rejected**

Cabinet considered various alternative procurement routes, but felt the decisions it made were the most economically advantageous.

## **Officers to action:**

David Fisher - Residents Services  
Matthew Kelly – Finance

## **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.*

## **945. VETERINARY SERVICES CONTRACT AT HEATHROW AIRPORT**

### **RESOLVED:**

**That Cabinet approves the recommendation for the contract extension for the provision of Veterinary Services at Heathrow Airport from Senlac Associates for a period of 5 years with a commencement date of 1 April 2014.**

## **Reasons for decision**

Cabinet agreed the extension of the provision of veterinary services at the Heathrow Imported Food Office in connection with the Council's statutory duties under European and UK legislation for the inspection and clearance of imports at London Heathrow Airport.

Cabinet agreed the extension presented value for money and noted that there was no net cost to the Council as costs were recovered from importers through fees charged for this service.

### **Alternatives considered and rejected.**

Cabinet could have sought competitive tenders, but it was noted that this was a very specialist service. There were no other options considered as any decommissioning of the service would be in breach of the Council's statutory obligations.

### **Officers to action:**

Shabeg Nagra - Residents Services  
Allison Mayo - Finance

### **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).*

## **946. HOUSING SUPPORT SERVICE FOR PEOPLE WITH A MENTAL HEALTH RELATED PROBLEM - CONTRACT EXTENSION**

### **RESOLVED:**

**That Cabinet agrees that Hestia be given a two year extension of their contract for a floating support service for people with mental health needs from the 1st June 2014 for a sum of £ £223.5k per annum as permitted under the contract.**

### **Reasons for decision**

Cabinet approved a two year extension of a contract with Hestia for the provision of a floating support service for people with mental health related needs, noting that during this time officers will remodel a related service to later combine the two and tender during 2015/6. Cabinet welcomed that the extension would provide a stable environment for existing users during the services' development.

### **Alternative options considered and rejected**

Cabinet could have decided to decommission the service or competitively tender it much earlier, but these options were not pursued due to importance of this service to users and the requirement for initially re-shaping it.

### **Officers to action:**

Tony Zaman, Adult Social Care Services  
Gary Collier, Finance

## **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.*

## **947. TREE MAINTENANCE CONTRACT**

### **RESOLVED:**

#### **That Cabinet:**

- 1. Agree the acceptance of a tender and the award of the Tree Maintenance Term Contract to Glendale Countryside Ltd and;**
- 2. Agree that the tree maintenance term contract be awarded for an initial period of 3 years, commencing 1st may 2014, with the possibility of extending the contract for a further period of up to 2 years, subject to contractor performance and the necessary procurement approvals.**

#### **Reasons for decision**

As London's greenest Borough, Cabinet noted that the Council was responsible for approximately 41,500 trees located in a range of locations including parks and open spaces, woodlands, housing estates, streets/highways, social services establishments, golf courses, cemeteries and educational establishments.

Following a competitive tender exercises, Cabinet awarded the most economically advantageous contract for tree maintenance services.

#### **Alternative options considered and rejected**

None.

#### **Officers to action:**

Stuart Hunt - Residents Services  
Ashley Bautier - Finance

## **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.*

**948. ACADEMY CONVERSION - RUISLIP HIGH SCHOOL**

**RESOLVED:**

**That Cabinet:**

- 1. Approves the grant of a 125 year lease of Ruislip High School on the main terms outlined in this report as part of the process of conversion of the school to an academy and;**
- 2. Approves the grant of a Licence to allow the school to continue to use the adjacent areas of public open space for off-site playing field provision.**

**Reasons for decision**

Cabinet agreed the grant of a 125 year lease to Ruislip High School to facilitate their conversion to Academy status, along with an associated decision in respect of the use of adjacent public open space. Cabinet noted that decisions regarding academies were made by the Secretary of State for Education and therefore the Council had no choice other than to progress with the transfer of the premises.

**Alternative options to consider and action**

None.

**Officers to action:**

Mike Paterson - Residents 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.*

**949. ACADEMY CONVERSION - PINKWELL PRIMARY SCHOOL**

**RESOLVED:**

**That Cabinet approves the grant of a 125 year lease of Pinkwell Primary School on the main terms outlined in this report as part of the process of conversion of the school to an academy.**

**Reasons for decision**

Cabinet agreed the grant of a 125 year lease to Pinkwell Primary School to facilitate their conversion to Academy status. Cabinet noted that decisions regarding academies were made by the Secretary of State for Education and therefore the Council had no choice other than to progress with the transfer of the premises.

**Alternative options to consider and action**

None.

**Officers to action:**

Mike Paterson - Residents 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.*

**950. VOLUNTARY SECTOR LEASES**

**RESOLVED:**

**That Cabinet agrees the rent set out in the report, which is subject to negotiation with the voluntary sector organisation detailed in this report, and approves the surrender and grant of a new lease to the Ruislip Rugby Club based on option 3 and instructs the Deputy Chief Executive and Corporate Director of Residents Services to then commission the Borough Solicitor to complete the appropriate legal documentation.**

**Reasons for decision**

Cabinet considered an application from a local voluntary organisation and agreed to the lease and/or rent review at less than the full market value as part of the Council's policy and support to the local voluntary sector.



### **Alternative options considered and rejected**

Cabinet could have chosen not to apply the Voluntary Sector Leasing Policy.

### **Officer to action:**

Michele Henington – Residents 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).*

## **951. AMBERLEY LODGE, PERCY BUSH ROAD, WEST DRAYTON**

### **RESOLVED:**

**That Cabinet agree:**

- 1. To the sale of Amberley Lodge, by accepting the offer from Bidder A, plus Council administrative and surveyor fees as set out in the report, for the sale of the long leasehold interest in the land at a peppercorn rent, with the freehold to be sold for £1 upon completion of the residential properties to be built on the site.**
- 2. That in the event Bidder A does not perform within the specified time limit of 8 weeks, to revert to Bidder B.**
- 3. That the contract documentation be prepared and approved by the Borough Solicitor.**
- 4. To request that the Chairman of the Executive Scrutiny Committee waives the scrutiny call-in on these recommendations to ensure the sale can progress within the necessary time-frame.**

### **Reasons for decision**

Cabinet accepted the most advantageous financial offer for the disposal of Amberley Lodge, in order to optimise the use of the Borough's property assets.

### **Alternative options considered and rejected**

Cabinet could have opted for an alternative offer or have decided to remarket the site.

**Officer to action:**

Marcia Gillings, Residents Services

**Exempt Information**

*This report was included in Part II as it contained information relating an individual, that could reveal the identity of an individual along with 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 paragraphs 1, 2 and 3 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended.*

**952. ANY OTHER ITEMS THE CHAIRMAN AGREES ARE RELEVANT OR URGENT**

No additional items were considered by the Cabinet.

The meeting closed at 7.40pm

---

**\* IMPORTANT INFORMATION**

**DECISION AUTHORITY**

**Meeting after Cabinet, the Executive Scrutiny Committee did not call-in any of the Cabinet's decisions.**

**Cabinet's decisions on Amberley Lodge, Item 22 (minute 951) come into immediate effect after the Chairman of the Executive Scrutiny Committee agreed to waive the call-in period.**

**The remaining decisions of the Cabinet will therefore come into effect from 5pm, Friday 28 March 2014.**

---