

Cabinet Addendum Sheet

15 December 2022

Classification: Public



ITEM 6 - MONTHLY BUDGET MONITORING REPORT

Additional recommendations:

2(f) - Approve acceptance of £399k New Burdens grant funding from the Department for Levelling Up, Housing and Communities for Homelessness Winter 2022 support.

2(g) - Approve acceptance of £19k for the financial year 2022-23 and £47k for the financial year 2023-24 New Burdens grant funding from the Department for Levelling Up, Housing and Communities for cladding remediation of high-rise private sector buildings 18 metres and over.

2(h) - Approve acceptance of £520k for the financial year 2022-23 and £545k for the financial year 2023-24 from the Department for Health for Improvement & Disparities for wraparound/engagement and community treatment to deliver the Rough Sleeping Drug and Alcohol Treatment Scheme.

2(i) - Agree to surrender the 125-year lease held by the Orchard Hill Academy Trust of the Hillingdon Tuition Centre (also known as The Skills Hub) at Providence Road, Yiewsley.

Supporting information

Recommendation 2(f) seeks approval for the acceptance of grant funding to continue to take action to help prevent vulnerable households from becoming homeless, manage local homelessness pressures and continue to implement the Homelessness Reduction Act 2017.

Recommendation 2(g) seeks approval for the acceptance of grant funding to drive the remediation of unsafe cladding on high-rise private sector residential buildings 18 metres and over.

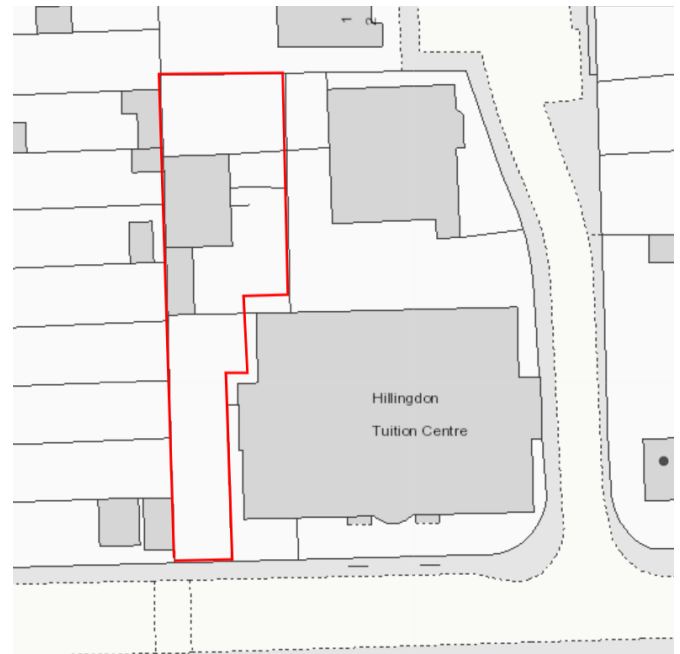
Recommendation 2(h) seeks approval for the acceptance of grant funding to support Rough Sleepers in a move towards securing longer term accommodation through the provision of wraparound/engagement and community treatment and contribute to the Government's ambition to end rough sleeping by the end of Parliament.

Recommendation 2(i) seeks approval from Cabinet to surrender a 125-year leave held by Orchard Hill Academy Trust, with further information on this set out below:

Surrender of lease held by the Orchard Hill Academy Trust

The Orchard Hill Academy Trust utilise the Skills Hub (formerly the Hillingdon Tuition Centre) at Providence Road, Yiewsley to provide education for pupils excluded from mainstream schools and they wish to surrender the lease by the 31 December 2022 so their Supplemental Funding Agreement can transfer to their new premises at 71 Falling Lane (the same site as the Pride Academy) where they will increase the capacity to 120 students.

The site being surrendered is a large and potentially valuable site of just under 2000 sqm as shown on the site plan (right):

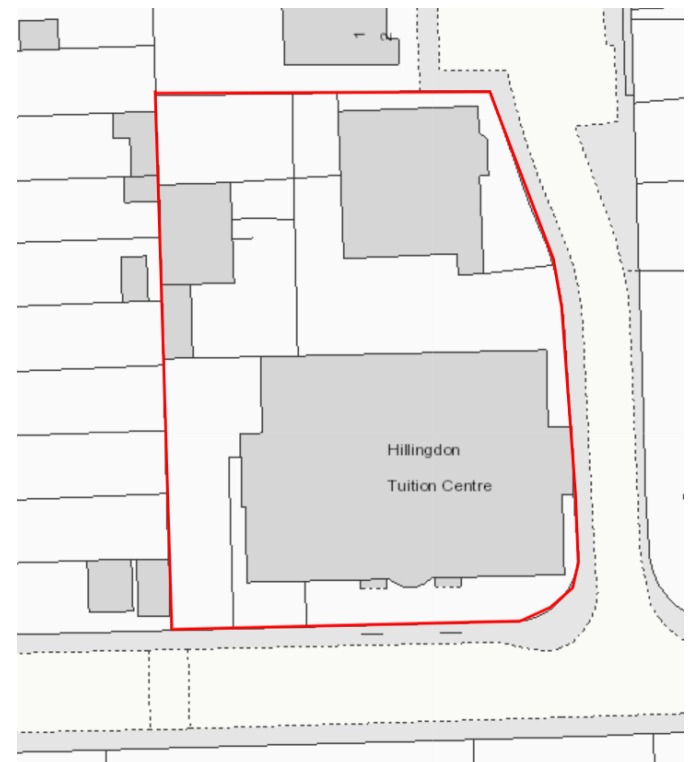


It is proposed that the surrender of the lease, if agreed, is followed by authorisation of a 'Tenancy at Will' to enable the College to continue using part of the site as a temporary Motor Vehicle Workshop until the Council has built a new Motor Vehicle Workshop for them at Blackhorse Yard, in Uxbridge (see second site plan right). If the surrender is agreed by Cabinet of the primary lease, the Corporate Director of Place, under his delegated authority and in consultation with the Cabinet Member for Property, Highways and Transport, will then authorise the Tenancy at Will.

Any surrender of a lease exceeding 25 years requires a full Cabinet decision as per the Council Constitution's Rules on Land and Property (Chapter 19).

The Council will be responsible for insurance and security of the remaining part of the vacant site (approximately 65% of the site).

This is a large site with potential for educational, community or residential development and the best use of the site to meet Council priorities will be considered by Cabinet Members in due course prior to any decision.



Financial implications

The lease to Orchard Hill Academy Trust is on a peppercorn rent. The Council has received no rental income from Orchard Hill since the trust has occupied the site. If the lease is surrendered there will be no reduction in rental income, however, the Council will become responsible for ongoing revenue costs for the site such utilities, rates and security costs. The proposal to authorise a “Tenancy at Will” will enable to the Motor Vehicle Workshop to temporarily occupy a small section of the site, at peppercorn rent, until the new site is ready, expected in autumn 2023. The ongoing corporate asset review of the Council’s wider estate will explore best options for the use of the site going forward.

Legal implications

Legal Services confirm that there are no legal impediments to the Cabinet agreeing the surrender of the lease and the subsequent grant of a tenancy at will.

Alternative options to be considered

Cabinet could decide not to agree the surrender of the lease, but this would have an impact on the organisation’s operation and funding.

Erratum

ITEM 9 - TRANSPORT FOR LONDON LOCAL IMPLEMENTATION PLAN

Since publication, officers have identified a minor error in the TfL Bid financials presented in paragraph 8 – page 180-181. The changes shown below as ~~strikethrough~~ / **underlined now** correctly reflect the initial funding confirmed for 2023/24 of £1,238k in total (comprising £1,202k for Corridors and Neighbourhoods and £36k for Cycle Parking).

Corridors and Neighbourhoods - ~~£1,034k~~ **£1,202k**

2023/24 Transport for London LIP Allocation - Proposed Schemes		
Scheme Title	Amount	Scheme Summary
Cycle Training - additional funding	£77k <u>£82k</u>	Additional funding to support the delivery of both child and adult cycle training. This is over and above the ring-fenced amount also granted to the Council of £56k. <i>(Please note it is an assumption that the ring-fenced cycle training budget will be £56k based on previous allocations – officers have indicated that the total cycle training cost is £133k <u>£138k</u> and that we would like to maximise the amount funded from the ring-fenced allocation)</i>