CABINET
Tuesday 14 March 2017 at 7pm
Minutes

PRESENT:
Councillors R Dheer (in the chair), Anand, Gordon, Johnson, Mahfouz, Mason, Rai and Tailor

ALSO PRESENT:
In accordance with paragraph 2.6(a) of the Constitution, Councillors Malcolm, A Stafford and G Stafford addressed the Cabinet with regard to the following items:

Item 07 - Future Ealing (Councillors Malcolm and G Stafford)
Item 08 - Playing Pitch Strategy and Associated Outdoor Leisure Projects (Councillor Malcolm)
Item 11 - Northolt Grange Community Centre - Future Use (Councillor A Stafford)
Item 13 - Broadway Living Funding Facility (Councillor G Stafford)
Item 15 - Council Quarter 3 Performance Report 2016/17 (Councillors Malcolm and G Stafford)

Also in Attendance
Councillor Kaur Dheer

1. Apologies for Absence
Councillor Bell

2. Urgent Matters
There were none.

3. Matters to be Considered in Private
Items 8 and 9 contained confidential appendices but were not taken in private as it was not necessary to discuss the confidential information provided.

4. Declarations of Interest
There were none.

5. Minutes
Resolved:
That the minutes of the Cabinet meeting held on 14 February 2017 be agreed and signed as a true and correct record.

6. Appointments to Sub-Committees and Outside Bodies
There were none.

7. Future Ealing
Resolved
That Cabinet:
i) agrees the objectives for Future Ealing set out in paragraph 4.1 and the outcomes proposed in paragraph 4.2 of the report
ii) notes progress in the development of the approach
iii) approves next steps proposed from paragraph 4.5 - 5.3 and the timetable for implementation set out in paragraph 16 of the report.

The minutes should be read in conjunction with the agenda for the meeting. They are subject to approval and signature at the next meeting of this Committee.
Reasons for Decisions and Options Considered
This is a report proposing Cabinet agree a programme of work - Future Ealing. The Council is well run and has managed the impact of reducing resources effectively over a number of years whilst maintaining service quality and outcomes for residents. Looking ahead the environment continues to be challenging with considerable public policy and financial uncertainty as well as changes in the borough, which create challenges and opportunities.

To manage the strategic environment effectively, it will be necessary to evolve our organisational approach. Future Ealing is the name for a programme of work to deliver that goal and to ensure that the organisation is in the best possible position to support and deliver the priorities of the administration that will be returned in the 2018 election within the resources of the council.

In summary Future Ealing is about taking an outcome led approach. By agreeing the outcomes that are most important and taking a ‘one council’ approach to delivering these we can best deliver improvements for residents, operate as the most effective organisation we can be and address financial challenges.

The report outlines the context that Ealing is in, the purpose of setting out a clear outcome led approach, the priority outcomes, how the programme will be governed, and how we will need to work as an organisation to deliver on this approach. It is about changing how we work. It should be seen as a long term approach to strategic planning for the borough. Therefore it is primarily about preparing the organisation and partners to deliver in the period 2018-2022 as part of a wider 10 year vision and will of course require engagement with the returned administration on its priorities. However, where we can bring forward work earlier we will of course do so.

The alternative approach considered is to continue with the Council’s existing approaches to strategic planning. These have been effective and contributed to Ealing’s strong current position but going forward it is recommended that a refreshed organisational approach is agreed to build on that strong track record and will enable a sharper definition of key priorities, tackle root causes of the issues we face, and facilitate a ‘one council’ and ‘one public sector’ approach to delivering them.

8. Playing Pitch Strategy and Associated Outdoor Leisure Projects
Resolved
That Cabinet:
   ii) delegates authority to the Executive Director Environment and Customer Services to develop feasibility studies and market opportunities consistent with the adopted Strategy and Action Plan following consultation with the Portfolio holder.
   iii) delegates authority for the inviting and evaluating of tenders for projects resulting from the Strategy and Action Plan to the Executive Director Environment and Customer Services and notes that partner selection and any associated award of contracts and grant funding agreements will be reported to Cabinet as necessary.
   iv) authorises the Executive Director Environment and Customer Services to make any minor amendments to the draft Strategy prior to its adoption.
vi) authorises the Executive Director Environment and Customer Services to submit external funding bids which support the delivery of the priorities and actions within the Strategy and Action Plan following consultation with the portfolio holder.

vii) notes the progress already made in the planning and delivery of new outdoor sports facility projects in Ealing which have been identified through the Playing Pitch Strategy 2017–2031, and authorises further funding applications to be made to secure necessary funding to deliver the improvement projects outlined in the Action Plan.

viii) a. authorises the Executive Director Environment and Customer Services to accept the Park Life grant for the Rectory Park outdoor sports facility project (as well as any other external funding agreed for the delivery of the project).
b. approves an additional £4.725m for the Rectory Park scheme into the 2017/18 Capital Programme for Environmental and Customer Services, to be funded by partnership grants.
c. authorises the award of a construction contract for the construction of a sports pavilion facilities at Rectory Park to Life Build Solutions Limited for the value of £3,407,984.00.

Reasons for Decisions and Options Considered
The reason for the decision is to ensure that the Council, through its Major Projects Team and external partners, adopts a Playing Pitch Strategy for Ealing. Without an adopted strategy, the Council will lose the ability to apply to the majority of organisations for any future outdoor facility development project funding and it may well jeopardise existing funding awards.

This Strategy will supersede the outdoor element of the currently adopted Ealing Sports Facility Strategy 2012 – 21 adopted by Cabinet in February 2013.

The agreed key objectives of the Ealing Sports Facility Strategy 2012–2021, which have been extended to include this updated review of the outdoor sports facility elements are:

• To provide the Council and its partners with a robust document with an evidence base that can be reliably used to support spatial planning decisions and inform capital investment plans and external funding bids for new and/or enhanced playing pitch sports facilities.

• To improve public health by encouraging more people in Ealing to be more active by ensuring facilities for playing pitch sports are of the appropriate quality are both available and accessible.

• To ensure future sustainability of sport and leisure in Ealing through sports and physical activity networks, involving sports clubs and other delivery organisations

The evidence base and adoption of the aforementioned strategy has enabled Ealing to attract approximately £22.537m of external funding to improve the network of outdoor sports facilities available to borough residents. Previous schemes such as Spikes Bridge Park, Lord Halsbury Playing Fields, Pitshanger FC Sports Pavilion etc. have significantly improved opportunities for residents and helped to secure the futures of these key voluntary and charitable organisations. Recent schemes in delivery includes approximately £7.000m from the new Park Life funding stream for large developments at Gunnersbury and Rectory Parks, which have been subject to recent Cabinet reports.

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The proposed Strategy covers outdoor sports facility provision across the whole borough and will provide a fifteen year plan to meet both the Council and local people’s needs in relation to Ealing’s outdoor sports pitch facilities.

The Strategy will ensure that future outdoor sports facilities are located in the most appropriate places to meet demand both now and in the future and will have a positive impact on people’s participation in sport and physical activity.

The Strategy forms a key evidence base endorsed by Sport England and recommends levels of future sports facility provision underpinning the Council’s Local Plan including the Adopted Policies Map and Development Plan Documents (DPDs), particularly: Development (or Core Strategy) DPD (April 2012), Development Sites DPD (Dec 2013), Planning for Schools DPD (May 2016) and Population projections by age group by sport to 2031.

It should be noted that the ability to deliver a number of the borough’s sports, leisure and recreational facilities has been facilitated by the adoption of such strategies and the underpinning within the previously mentioned planning policies.

Investment in a network of outdoor sports facilities will ensure that Ealing residents will have the facilities available to them to be more active, as well as benefit from associated education programmes, leisure/recreation and contributors to the public health agenda.

Cabinet approved the appointment of Middlesex FA, as the development partner for the regeneration of Rectory Park in September 2015. Since that report was approved officers and Middlesex FA have been developing the project and securing external funding applications. Planning permission was secured on the 19th October 2016 and tenders were received on the 6th December 2016.

9. **Southall Big Plan – The Green Southall**

   **Resolved**

   That Cabinet:

   i) notes the current proposals outlined in section 2.4 of the report for the redevelopment of sites at the Green Southall (as shown outlined in bold on Map 1 of Appendix 2 of the report).

   ii) agrees the proposals in principle including the disposal of Featherstone Terrace Car Park and the adjacent car park leased to the Dominion centre.

   iii) authorises the Executive Director of Housing and Regeneration following consultation with the Executive Director of Environment and Customer Services, the Leader and Director of Legal & Democratic Services to agree a Memorandum of Understanding with Ealing Gateway Limited and agree a joint brief for the redevelopment of the area.

   iv) authorises the Executive Director of Housing and Regeneration following consultation with the Executive Director of Environment and Customer Services, the Leader and Director of Legal & Democratic Services to seek a development partner to deliver the brief for the redevelopment of the area.

   v) approves the £0.100m Southall the Green Development budget into the 2017/18 Regeneration and Housing Capital Programme to be funded from mainstream borrowing and recouped through future capital receipts.

   vi) agrees in principle that once a developer partner has been appointed and where reasonable negotiated agreements cannot be reached with affected owners and occupiers to enable the implementation of a planning consented scheme, a
Compulsory Purchase Order should be made, in accordance with an agreed CPO strategy, should this be required and subject to a suitable indemnity being in place for the selected bidder.

vii) notes that a report will be brought back to Cabinet with a recommendation to select a developer for a proposed development scheme.

Reasons for Decisions and Options Considered
The area shown outlined in red in Map 1 in Appendix 2 of the report, is part of a wider area identified for 'mixed use development appropriate to the town centre' with the retention of specified existing industrial estates and retention of the Dominion Centre in the Council’s Development Sites Development Plan Document (DPD) adopted in December 2013 (SOU8) as shown as Map 2 in Appendix 2 of the report. SOU8 of the DPD confirms that the consolidation and intensification of the wider site would allow retention of the locally important industrial uses and would support the introduction of new uses to support the vitality and viability of the neighbourhood centre.

The site allocated as SOU8 is also within the GLA Housing Zone for Southall and includes Featherstone Terrace Car Park. Featherstone Terrace Car Park is an important local facility but is not currently being fully utilised. Officers believe that the development site SOU8 is, as a whole, too big and too complex to support delivery in a single phase by one developer. It therefore makes sense to break the DPD site SOU8 down into more manageable areas, as long as the development of each area does not preclude or prejudice future development of other areas and taken overall can be seen to comprise a cohesive master plan.

As a result officers are of the view that a full masterplan of the SOU8 site is urgently required. In the meantime however, officers have been working with the GLA to prepare some outline capacity work, which confirms that it would make sense to bring the sites within SOU8 forward in sub-phases, where it would be expected that the earliest phases would be on the white / town centre land (shown on Map 1 in Appendix 2 of the report) and the later phases might be on the land currently protected for industrial use (also shown in map 1 of the report). The suggested phasing is set out in the map in Map 4 of Appendix 2 of the report.

Council officers have been in discussions with a local landowner/developer (Ealing Gateway Limited) with regard to the potential redevelopment of the area in Map 1 in Appendix 2 of the report and have considered a range of options prior to preparing this report which are summarised in table 1 below, with more details in the following paragraphs. A decision is now being sought to enable officers to take this project forward to the next stage.

A summary of options considered is detailed in table 1 in the report.

10. Sustainable Transport Strategy 2017-18
Resolved
That Cabinet:
   i) approves the LIP and other TfL grant funded projects and programmes (including the Local Transport Funding allocation as summarised in section 3 of the report and as shown in Appendix A of the report.
   ii) delegates authority to the Executive Director, Regeneration and Housing to take the necessary steps to implement the schemes identified in the LIP programme and also those schemes funded through s106 monies as set out in Appendix B and the school

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expansion schemes as set out in Appendix C following consultation with the Executive Director of Environment and Customer Services and the Portfolio Holder for Transport and Environment, subject to relevant detailed design and approvals and the outcome of any statutory consultation that may be required.

iii) notes approved TfL grant funding for 17/18 of £3.893m and;
   - authorises addition of the capital elements of the schemes totalling £2.796m to add to the Highways Capital Programme (Environment and Customer Services), to be funded by TfL grant.
   - allocation of funding for TfL revenue expenditure of £1.097m to Built Environment (Housing and Regeneration)

iv) notes received s106 funding of £1.044m as per January 2017 s106 Cabinet report and
   - authorises addition of capital budget £0.797m to the Highways s106 Works Capital Programme (Environment and Customer Services)
   - Allocation of funding for s106 revenue expenditure of £0.247m to Built Environment (Housing and Regeneration)

v) delegates authority to the Executive Director, Regeneration and Housing, following consultation with the Executive Director of Environment and Customer Services and the Portfolio Holder for Transport and Environment, to amend the S106 and schools expansion programmes within available funding as necessary should the scope of any of the proposed projects change during design development and consultation, or delivery be delayed.

Reasons for Decisions and Options Considered

The Ealing Local Implementation Plan (LIP) 2014-17 sets out the transport strategy for Ealing Council and provides the rationale for the Council spending decisions. The Council’s transport priorities are to encourage sustainable travel for social (including health), environmental (including air quality) and economic (regeneration) reasons and the LIP reflects this policy direction.

The LIP and other TfL grant funded programmes for 2017/18 are allocated on an interim basis whilst a new Mayor’s Transport Strategy (MTS) is being prepared by Mayor of London Sadiq Khan and TfL. The Mayor has given initial indications of his priorities in the ‘City for all Londoners’ document published in November 2016. These priorities include air quality, public health and the public realm/placemaking and these have been taken into account when producing the 2017/18 programme. A new draft MTS is expected to be published in spring 2017. A replacement LIP document for the 2018-21 period will be prepared and be subject to public and stakeholder consultation plus is expected to be put before Cabinet for formal approval by early 2018.

The LIP objectives support the Council’s Corporate Plan and cover the areas of: road safety, healthy and sustainable travel, traffic flow, accessibility, principal road condition plus air quality. Transport schemes will be identified and designed to make significant improvements to the way people and goods move around the borough, whatever method of transport is used. In particular, evidence from projects completed in Ealing and elsewhere demonstrates that investment in transport can make a strategic difference in terms of regeneration, public health and air quality, achieving positive rates of return within a few years.

The LIP covers several of the statutory duties that the council is required to fulfil, including road safety and road network management (covering asset liability), plus areas such as planning, public health, equality, crime and disorder. These are detailed in section 5 of the report.

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The LIP is required to be consistent with the Mayor’s Transport Strategy together with other emerging strategic transport initiatives across London and will implement these at the local level. Ealing is also the lead borough in the West Trans Sub-Regional Partnership of six boroughs.

11. **Northolt Grange Community Centre - Future Use**

Resolved

That Cabinet:

i) delegates authority to the Executive Director of Environment and Customer Services to market the site on the open market for disposal by way of a long lease on the basis outlined in paragraph 2.13 and 2.14 of the report

ii) notes the hard work and long service committed to the running of Northolt Grange Community Centre, by the current Association and thanks them for their dedication.

iii) notes that a report will be brought back to Cabinet for decision after the marketing exercise has been completed

Reasons for Decisions and Options Considered

Cabinet agreed in November 2014 (as part of the MTFS), a saving within the community centre service, which aims to remove the subsidy from the community centre provision including directly run sites. A list of the affected centres was set out in para 2.2 of the report. The service has a 3 year saving target, profiled in such a way as to mitigate the impact of the reduction in subsidy, and to allow the Community Associations responsible for the leased sites to work with the Council on proposals to mitigate this reduction in subsidy.

The saving of £0.302m, and its associated profiling, was indicated in a Frequently Asked Questions (FAQ) document, which summarised discussions with the Community Associations, and was presented to Scrutiny Panel 2 in July 2015. It should be noted that the £0.302m subsidy relates to staffing support provided to the Community Associations. The Council has achieved its 2016/17 saving target, via a reduction in staffing support, following completion of the November 2015 staff consultation process.

In terms of moving to a zero subsidy position by 2017/18, the following measures were identified and discussed with community associations as part of the ongoing consultation:

- reducing, and eventually removing, staff provided by the Council (this forms the majority of the subsidy);
- reducing other costs currently covered by the Council, such as grounds maintenance;
- Increasing the rent paid by Community Associations.

The objective is to make community centre operations self-sustaining by 2017/18, so that each centre has long-term security, is no longer reliant on a Council subsidy, and can afford an increase in rent. The main ways for community centres to become self-sustaining are:

- increased income generation;
- a range of cost saving measures; Energy efficiency measures, capital improvements
- Longer leases.
- Governance and Operational Structures

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Most community associations are currently on a one year rolling lease, and have security of tenure under the Landlord and Tenant Act 1954. The ‘rolling’ leases can present problems for community associations as without longer (fixed term) leases it can be difficult to bid for external funding to support their activities and sustain their work. The Community Associations Forum, as well as individual community associations, continues to press the Council for longer leases.

The current leases date from circa 1980, in most cases, and the current rent of each community centre does not fully reflect a true market value position. The annual rents are currently very low (£0.001m to £0.003m). The new rents reflecting the current market value are likely to be much higher, between £0.010 – 0.030m, for the current usage and occupiers.

During the consultation and Scrutiny process, representatives of the Northolt Grange Community Centre Association Management Committee stated that they would face significant challenges as a result of the removal of the subsidy. Officers met with the Association and talked through a range of scenarios which informed the Association’s Committee Meeting that took place in February 2016.

The Association Management Committee met during February 2016 and subsequently confirmed that they would be giving notice to the Council terminating their lease. The reasons given included a decrease in the number of Association trustees. Formal notice to terminate the lease was given to the Council in September 2016 resulting in the Association ceasing operation from 31st March.

The majority of the groups who used Northolt Grange Community Centre have now already relocated including to Viking Community Centre, which is within the same Ward and has helped to make Viking a more sustainable Community Centre going forward. Other groups have relocated to the neighbouring school, thereby making use of the wider community facilities in the area.

Two groups remain that have relocation needs. Of these, one may merge with another group. We will work with this group to explore options. The other remaining group has been exploring other community facilities. They have been given support to help with their re-location, which we will continue to do.

An opportunity had arisen with regard to Northolt Grange Community Centre site being used to support a 2 year project led by the Department for Work and Pensions (DWP). However it has recently been decided that the project will no longer be delivered from the Northolt Grange Community Centre site, due to the overall financial viability of the project. Officers will continue to work with the DWP in exploring other potential venues within the Northolt Area.

Authority is sought to market the Northolt Grange Community Centre for an appropriate use which will respond to the needs of the community in Northolt by a tenant who will

- Work in partnership with the Council to develop a comprehensive community programme opportunities for all parts of Ealing’s diverse community.
- Demonstrate a sound and financially viable business model to ensure the future use of the facility
- Access external funding, if necessary, through partnership working

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• Develop useful links and networks for the benefit of the wider community (sports and education sector, businesses etc)
• Create and establish a facility and activities for the benefit of the community and in doing so increase the centres participation
• Ensure that year round activities are available for the community
• Promote community well being

The Council proposes to grant a lease of up to 25 years, however we will be informed by the marketing process, with regards to this length of lease, and should a viable offer require a longer term, this will be reported back to cabinet as part of any future recommendation, as indicated in 1.3

The Council expects the successful organisation to allocate its own resources if necessary.

The Council proposes to grant a lease of up to 25 years, however we will be informed by the marketing process, with regards to this length of lease, and should a viable offer require a longer term, this will be reported back to cabinet as part of any future recommendation, as indicated in 1.3 of the report.

The Council expects the successful organisation to allocate its own resources if necessary, for the running of the facility, making applications for funding (if required) and develop the Community Programme at the site.

12. Purchase of 36 Inglis Road Ealing W5 by way of NHS England Capital Grant Finance

Resolved
That Cabinet:

i) approves (in principle) the proposal for the Council to acquire the freehold of 36, Inglis Road, Ealing, W5, by way of a capital grant regional funding payment agreement from NHS England and to purchase the site.

ii) delegates authority to the Director Adult Services to take the necessary steps to acquire the freehold and enter into any necessary agreements to facilitate the acquisition following consultation with the Executive Director of Corporate Resources and subject to confirmation of the availability of funding for SDLT and legal costs.

Reasons for Decisions and Options Considered
36, Inglis Road, Ealing, W5 is a detached residential property.

The freehold of 36 Inglis Road is in effect owned by the Department of Health (albeit that the registered owner is the London Strategic Health Authority).

The Council was granted a lease dated 14 May 1981 by Ealing Hammersmith and Hounslow Area Health Authority (Teaching) for a term of 10 years from 14 May 1981 and thereafter the lease has continued from year to year and will do so until it is terminated. The rent is £1 per annum. Either party can now terminate the lease on six months written notice after expiry of the initial ten year term.

The property operates as a supported independent living unit for up to 6 residents. In recent years the Council has undertaken considerable capital refurbishment of the
property to ensure it meets decent living standards and provides maximum opportunity for independent living.

The Council has recently received been advised by NHS Property Services confirming that the Department of Health have made a decision with regard to their operational properties that they are either leased at a market rent or transferred to an appropriate body. It is recognised that there would be difficulties in imposing a market rent on the Council and NHS England are willing, in principle to make grant funding available to the Council to enable the Council to acquire the freehold of the property at no cost to the Council (other than payment of the parties’ legal costs etc).

The draft grant agreement proposed sets out the terms on which the acquisition of the freehold would be funded and a summary is set out in the report.

13. **Broadway Living Funding Facility**

**Resolved**

That Cabinet:

i) authorises officers to investigate the principle and viability of a development funding facility with Broadway Living to provide funding of £165m to implement proposals under development within the Broadway Living business plan, and report back to Cabinet as soon as possible with options for the way forward

ii) requests that officers consult with the Portfolio Holder for Finance, Performance and Customer Services and the Portfolio Holder for Housing regarding the investigation in i) above.

**Reasons for Decisions and Options Considered**

Since the Housing Commission report approved at Cabinet on April 24th 2012, the Council has been developing and refining its plans for regeneration and new development. The Council wishes to build more new homes over a range of tenures, including affordable and private rent, to assist in meeting the housing demand in the borough, and the commitment is to provide at least 500 new Council homes in the next five years.

Following approval from Cabinet in October 2013, the council has incorporated a wholly owned subsidiary called Broadway Living (BL) whose objectives are to offer a complementary delivery vehicle for new council owned homes outside the Housing Revenue Account (HRA). BL is a wholly-owned subsidiary of the council and the council is the sole shareholder. One of the key objectives of the council is to offer a diverse range of housing tenures to meet housing demand. The council have a track record of developing homes for affordable rented housing since 2010 and have built some 300 homes to date. These initial schemes have been funded through a combination of grant and borrowing from the housing revenue account (HRA). Borrowing restrictions imposed on the (HRA) have the effect of limiting the available funding for investment in the existing housing stock and the development of new homes.

Ealing’s development programme is increasingly integrated and brings together schemes funded through the HRA and General Fund to support the council’s ambition to build more good quality homes at different price points suitable for Ealing residents. Broadway Living was set up as a delivery vehicle and forms an important part of the council’s role as enabler and deliverer of high quality housing and services.
Broadway Living helps to support Ealing Council’s regeneration and growth objectives and its residential and mixed-use schemes in a variety of ways by taking the role as lead developer, seeking joint venture partners for major regeneration schemes, or contribute to private schemes as a joint venture partner – for example by investing in a private developer’s Section 106 intermediate rent housing obligations. Two successful schemes in partnership with the Council have already been developed supported by investment from the council’s general fund - 10 new homes for market rent at Eastcote Lane, and 32 homes for intermediate rent at Ruislip Road. Broadway Living is currently working to produce a business plan of the proposed development programme and this will be a key consideration when the cabinet considers the case for further funding. The Broadway Living business plan will include:

- the renewal of Copley and High Lane Estates - involving refurbishing 550 homes and building c.280 new homes, of which Broadway Living will own a proportion for market rent, discount market rent and sale, helping to subsidise the development of affordable housing.
- Broadway Living having a key role in the redevelopment of the council’s existing HQ building Perceval House at Ealing Broadway. It is likely to involve a partnership with a private developer and include around 200 new homes for affordable rent.
- Broadway Living partnering with private developers to deliver discount market rent units as the affordable housing component in a market rented scheme helping to fulfil their S106 obligations.
- The council seeking all opportunities to create new homes alongside Broadway Living across a wide range of schemes.

A further report will be brought to Cabinet at the earliest opportunity setting out the council’s loan requirements and the due diligence necessary for council to consider lending to Broadway Living. This report will include analysis of the wider implications for the council of the loan proposal.

In conclusion the council established Broadway Living, using powers created in the Localism Act of 2011, to optimise the potential of its property portfolio and help retain and build its assets in the longer term in line with the council’s strategic objectives. Since 2014 Broadway Living has demonstrated its ability to deliver schemes and it is now appropriate to investigate in detail the viability and wider implications of proposals for the next stage of Broadway Living work.

14. Housing Regeneration Update – Approval of Council Built Schemes for Shared Ownership and Outright Sale

Resolved
That Cabinet:

i) approves the sale of units listed in paragraph 2.4 of the Report,

ii) delegates authority to the Executive Director of Regeneration and Housing following consultation with the Cabinet Member for Housing and Executive Director for Corporate Resources to market and dispose of the individual units on the open market.

Reasons for Decisions and Options Considered
Cabinet received a comprehensive report at its meeting held on 23 July 2013 and approved proposals to increase the supply of new rented housing in the borough on council owned sites by cross subsidy through shared ownership and outright sale of other new units. Four dispersed sites, and part of the regeneration of the Copley Estate were identified as possible locations. A further report to Cabinet on 21 July 2015

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identified two further opportunities for sale including the Golf Links Estate, Southall. All these projects have been led by the Council’s New Build Housing Team.

In addition, a number of schemes have been reported to Cabinet of regeneration opportunities where the sale of private units will cross subsidise the provision of rented housing, to be led by developers working in partnership with the Council. These include relatively small scale initiatives, such as the Small Sites programme led by Hill last reported to Cabinet March 2016, and major initiatives such as the regeneration of High Lane reported to Cabinet in October 2016.

This report seeks Cabinet approval to sell units in mixed tenure schemes led by the Council which have already agreed as listed in paragraph 2.4 of the report.

Given the speed with which the Council will need to act once the properties are marketed the recommendation is to delegate authority to the Executive Director of Regeneration and Housing to market the units on the open market and dispose of them at a price certified by a valuer to be at a price equal to its market value. Officers will provide updates on the progress of the sales in the regular Cabinet update reports.

With the rise of property prices it should be noted that some outright sales are now likely to achieve over £500,000. The three private house sales in Windmill Lane will be an example of this.

In future tender reports for schemes including proposed open market sales will now contain a similar recommendation for a Cabinet delegation for the marketing and selling of units.

15. Council Quarter 3 Performance Report 2016/17

Resolved

That Cabinet:

i) notes the contents of the report.

ii) notes the progress made against the Corporate Plan performance indicators.

Reasons for Decisions and Options Considered

The purpose of this report is to provide the Cabinet with a summary of the Quarter 3 2016/17 performance against key indicators set out within the Corporate Plan. The report describes performance against key targets for operational delivery and service improvement, as well as the direction of travel of comparable performance indicators since Quarter 3 2015/16.

16. ICT and Data Management Capital Funded Schemes 2017/18

Resolved

That Cabinet:

i) authorises the Director of Business Services Group to make a direct call off from the Cabinet Office Public Services Agreement framework for a new Microsoft Enterprise Agreement for a period of 3 years at an annual cost of £556,000 per annum.

ii) notes and agrees to the upgrade and expansion of the GCSX Servers 2012 to comply with government requirements using the Microsoft Enterprise Agreement where necessary.

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notes and agrees the requirement to upgrade Business Objects or replace Business Objects with Microsoft Power BI following an assessment of the options available. The option chosen will be authorised by way of an officer decision.

**Reasons for Decisions and Options Considered**
The budget approval process for 2017/18 to 2020/21 allocated ICT the budget to proceed with the capital programme for 2017/18. Cabinet approval is required with regard to the Microsoft Enterprise Agreement so that the programme can start in April 2017.

17. Approval to Award Entry to Providers on to the Children’s 0 – 25 Domiciliary Care Dynamic Purchasing System (DPS) List

Resolved

That Cabinet:

i) authorises the Director of Children and Families to appoint Providers (detailed in Appendix 1 who met the entry criteria of the DPS) onto the Children and young people aged 0-25 DPS for the first round of the scheme due to commence on 1st April 2017, for a term of three (3) years with the option to extend for a further two (2) years.

ii) authorises the Director of Children and Families to enter into individual or block placement agreements with the Providers on the DPS as and when needs arise for care placements within the Children with Disabilities service and provided that the placements are made within the Children with Disabilities budget, in accordance with the specified procedures within the DPS for awarding contracts.

iii) authorises the Director of Children and Families to enter into individual or block placement agreements with the Providers on the DPS as and when needs arise for care placements within Children Services (other than Children with Disabilities service) and provided that the placements are made within the Children Services budget, in accordance with the specified procedures within the DPS for awarding contracts.

**Reasons for Decisions and Options Considered**

Ealing Council has a statutory responsibility to provide social care services to children and young people with additional needs based on an assessment of need.

Cabinet gave delegated authority to the Director of Children and Director of Adult Services to award call off contracts from the DPS.

This current report seeks Cabinet approval to authorise the Director of Children to enter into individual or block placement agreements with the Providers as and when the service needs arise within the departmental budgets. The authorisation is being sought to meet the business needs of Children Services and the requirement to make call offs from the DPS at short notice. Adult Services will not be making any call offs from the DPS.

It was proposed and agreed that that the Children’s Domiciliary Care approved list was recommissioned for children and young people aged 0-25 by the establishment of a DPS.

A DPS was recommended as the preferred procurement method, as it will:

- Help develop the market
- Provide the benefit of adding qualified providers to the DPS at an agreed and competitive price.
- The new DPS system intends to prevent the use of higher unit costs arising from Spot Purchasing of services.
In 2015-16, 142 children and young people aged 0-18 were supported providing a total of 77,000 hours. Of the 142 young people provided with domiciliary care services, 56 were for new young people and packages were purchased from the Council’s existing approved list or spot purchased if the providers on the approved list were unable to provide the services.

Ealing Council procured an approved list of 5 providers in 2014 for a term of three (3) years with an option to extend for a further two (2) years.

The current children’s domiciliary care approved list fails to fully meet the needs for the provision of the services with 1/3 of all referrals not being taken on by providers on the approved list and the Council has resorted to spot purchasing such services. The current approved list providers are unable to provide a sufficient level of service because of:
• Capacity within their own organisation, and not having available staff.
• Level of need of the child/young person is very high – staff unable to meet need, training of staff needed to meet need is not available.

Current providers on the approved list charge between £12.96 and £20.50 per hour, a maximum price was submitted by providers and agreed at the time the providers applied to join the approved list.

Spot purchase packages are more expensive than the approved list providers, they are not held to an agreed maximum price. The spot purchase price range from £18.00 to £24.50 per hour.

The DPS provides good value for money and enables the Council to meet its statutory responsibility.

The DPS specification was developed into two lots to meet the differing need and experience to meet the needs of children and young people

• LOT 1 Basic home care and community support and/ or
• LOT 2 Support for children with complex needs and challenging behaviour

18. Date of Next meeting
Resolved
The next meeting of Cabinet will be held on 25 April 2017 at 7pm

Councillor Julian Bell, Chair

Date

The meeting concluded at 8pm having completed its business.