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**REPORT OF CABINET**


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**MEETING HELD ON 16 JULY 2009**


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Chairman: \* Councillor David Ashton

Councillors: \* Marilyn Ashton \* Barry Macleod-Cullinane  
 \* Miss Christine Bednell \* Chris Mote  
 \* Tony Ferrari \* Paul Osborn  
 \* Susan Hall \* Mrs Anjana Patel

\* Denotes Member present

[Note: Councillor Bill Stephenson also attended this meeting to speak on the item indicated at Minute 651 below].

**PART I - RECOMMENDATIONS - NIL**

**PART II - MINUTES**

647. **Declarations of Interest:**

**RESOLVED:** To note that no interests were declared in relation to the business to be transacted at the meeting.

648. **Minutes:**

**RESOLVED:** That the minutes of the meeting held on 18 June 2009 be taken as read and signed as a correct record.

649. **Petitions:**

**RESOLVED:** To note that no petitions had been received.

650. **Public Questions:**

**RESOLVED:** To note that the following public questions had been received:

1.

**Questioner:** Ofra Deutsch

**Asked of:** Councillor Anjana Patel, Portfolio Holder for Schools and Children's Development

**Question:** "Research commissioned by the government done by IFS, published in 2007, showed that sometimes even up to the age of 16, the youngest pupils are still behind their older counterparts. The school secretary has said last year that summer-born children should be allowed to defer entry for up to a year, following that, is the borough is considering allowing more flexible entry to school by allowing younger children to start school a year later and also, as there is so much being said about younger children falling behind, how does the borough specifically cater for these younger and less developed children during their first years at school (reception till year 2)?"

**Answer:** The Council has not yet determined any possible future admission arrangements for younger children. This would be discussed at the Admission Forum before any changes were introduced. Any decision taken would be made in the light of guidance in the School Admissions Code of Practice and from the DCSF.

All provisions for Early Years education take particular care to ensure that all children are assessed on entry to nursery school and, whatever the child's development and skills at that point, appropriate activities are then planned to help them make good progress. We are actually discussing this already, so your question has come at the right time.

**Supplemental Question:** Is the Council considering, in addition to the assessments that are done in the beginning of the year to allow for assessment of specific younger children before they start school to check, not just whether they are at the right milestone for their own age but how they are compared to the skill they need to have by starting school and the academic work that they need to deal with?

**Supplemental Answer:** Yes. As I said, we are discussing that, so we will look at that and make a decision on the evidence and what we need to do, we will be doing. I understand that you wanted to meet with me and I am prepared to meet with you and the officers whenever it is appropriate.

2.

**Questioner:** Brian Stoker

**Asked of:** Councillor David Ashton, Leader of the Council and Portfolio Holder for Strategy, Partnership and Finance

**Question:** "We welcome the exciting £4.2M development of the Cedars Youth and Community Centre, for which you are discussing this evening the partnership and property arrangements with Watford FC CSE Trust.

Can you please ensure that the proposed 20 year lease to Watford FC CSE Trust for the building and football pitch includes a covenant that these are used only as

'a public open space a public recreation ground or a public sports ground or for the erection of any buildings or structures as may be incidental thereto'

as is in the original 27th May 1957 covenant on the land?"

**Answer:** Thank you for your question and also thank you for your support for the overall direction this is taking. I think it is a really exciting development.

The 1957 covenant will continue to apply to the site in general terms. The lease to be granted to Watford FC CSE Trust will also include a more specific user clause that will require the property to be used as a youth and community centre with ancillary games area. This is to restrict the centre's use to that required by the grant conditions and to satisfy MyPlace for the release of the grants money. It is the Council's view, and I hope you would agree, that a youth and community centre is within both the spirit and the terms of the 1957 covenant which envisages public recreation and sports. So yes, that is the intention.

**Supplemental Question:** I know that the intention is there but the idea is to have a covenant so there are legal agreements should anything go wrong. I am sure the only way to ensure that is to put a covenant on this.

How will the Council ensure, should the enterprise fail within the 20 years, that it does not have to reimburse monies to the MyPlace fund in order to retain ownership of the land?

**Supplemental Answer:** I cannot really answer the specifics of the legal interpretation. I am happy to respond in writing to your question but certainly the intention is to give it the due legal safeguards by whatever route we are advised by Legal Services.

We will be building into the actual specific legal agreements to protect the Council in that, hopefully unlikely, eventuality and if you'd like, what I will do, in answer to what I thought was your supplementary, I will add a clarification of that to you in a written answer.

We will come back to you, Mr Stoker. I am not sure of the specific

answer to that question but basically, the approach we are taking, for obvious reasons, and particularly the interest and frankly the encouragement from local residents, is to make it as open as we possibly can. It is only an advantage to that and if for some reason there is a contract that can't be public it will simply be because of commercial confidentiality but no element in terms of protection of the land or otherwise.

[Note: In accordance with Executive Procedure Rule 16.4, the questioners each asked a supplemental question which was additionally answered. The Leader of the Council also undertook to provide a written response to questioner 2].

651. **Councillor Questions:**

**RESOLVED:** To note the following Councillor Questions had been received:

1.

**Questioner:** Councillor Bill Stephenson

**Asked of:** Councillor Barry Macleod-Cullinane, Portfolio Holder for Adults and Housing

**Question:** "Can you list those Council homes which have been externally decorated in each of the financial years 2006/2007, 2007/2008 and 2008/2009 and the actual cost for carrying out this work in each of these years and can you list all those Council homes which will actually be externally re-decorated for this financial year 2009/2010 and the projected budget for this work?"

**Answer:** I would just like to go through this. We can certainly make the addresses known to you if that would help things as well.

In 2006, we allocated £412,000 for external decorations but the overall responsive repairs budget was reduced by £1.1m in line with the Housing Revenue Account Business Plan. No external decorations were instructed as a result due to the budgetary pressures.

The following year, a programme of works had been agreed by the Housing Department comprising Kingsfield Estate, Stuart Avenue, Grove Avenue and Pinner Grove. However, no external works were delivered owing to budgetary restrictions identified within the revenue budget and pressures to deliver responsive repairs to tenants' homes.

In 2008/9, Phase 1 of the 2007/08 programme was delivered to the Kingsfield Estate comprising 54 units at Holsworth Close and Apsley Close. The cost of the works, funded from the housing revenue budget, was approximately £155,000.

In 2009/10 the programme includes Phase 2 of the 2007/08 programme (Stuart Avenue, Pinner Grove, Grove Avenue) and Hazeldene Drive. A total of 309 properties have been identified and the proposed budget is £670,000 inclusive of £258,000 carried over from 2008/09.

**Supplemental Question:** Would you agree that this is a really problematic thing for the Council and it is a false economy not to carry out external repairs, as any householder knows?

**Supplemental Answer:** I should preface my previous answer with what happened in 2003-4, when there was significant budgetary overspend of £2m on the Housing Revenue Account (HRA).

A succession of failures by the previous administration to properly control the HRA budgets saw, in the following year, a budget deficit of £194,000; it was identified that one way to reduce that shortfall in the 2004/5 budget year was to cut back the external decoration works programme from £500,000 to £306,000. The report further said that the overspend in 2003/4 was due to external decorations.

At TLCF on 31 October 2005, again during the previous administration, a five year redecoration programme could not be met owing to budgetary restraints. At that time, the priority was therefore given to miscellaneous estate by the former administration, driven by the Council's Decent Homes Programme.

This administration is putting right the legacy of financial mismanagement that occurred in years gone by under the previous administration. However, it is a pressing concern and we should not try to be making political capital; in fact, we are not. At the last TLCF meeting, which I hope Councillor Currie reported back to you, there was agreement that we would be looking at establishing, now that the HRA has been stabilised, a programme of works to go forward, working with tenants and leaseholders to identify, prioritise and bring forward an agreed works programme over the next five to seven years, so that people will know when things are done and, we will get the repairs that tenants expect.

2.

**Questioner:** Councillor Bill Stephenson

**Asked of:** Councillor Barry Macleod-Cullinane, Portfolio Holder for Adults and Housing

**Question:** "Does the Council keep a list of when each Council home was last externally decorated?"

**Answer:** Yes we do and we keep an account through that via the stock condition survey CODEMAN and also out of contract documentation where we have done various work going into properties.

**Supplemental Question:** Is it possible for Councillors to have access to that because last time I asked this question to your predecessor, I was told you did not have a complete stock list and it did not know every council home.

**Supplemental Answer:** I am sure we can work to achieve that. We had to be fairly sensitive about it because we are talking about people's homes and so we do not need to be making some of this information public. However, I do not see why it should not be seen where we are in the terms of when things had been done. After all, this is going to be part of our discussion in the autumn, developing our programme of repairs. Now that the Housing Revenue Account has been stabilised, we can look forward to actually getting a programme of capital replacement and external decorations into our housing estates which should have been there years' ago but which we are now able to start doing so.

3.

**Questioner:** Councillor Bill Stephenson

**Asked of:** Councillor David Ashton, Leader of the Council and Portfolio Holder for Strategy, Partnership and Finance

**Question:** "The recent Place Survey is a comprehensive independent survey of the views of local residents carried out by MORI across the whole of the country whose final report has recently been published. Will Councillor Ashton agree that the Council faces a severe challenge arising from residents' perceptions of the Council's performance and the Council's failure to provide value for money as compared to other London Boroughs?"

**Answer:** As you know, the Place Survey was carried out between October and December 2008. It does provide a helpful summary of the perceptions of the Council and historically we have conducted annual Quality of Life surveys with MORI and we are now also using a Reputation Tracker.

The Place Survey gives both positive as well as some challenging results. Overall, it indicates that 70% of our residents are satisfied

with Harrow as a place to live compared with the outer London average of 72%. It does show some challenges in terms of overall customer satisfaction and perceptions of value for money. Now we, as a Cabinet, as an administration, are very much aware that what matters is the perception of residents but we are entirely comfortable that the steps that we are taking as a Council, noticeably our three priorities, and where the money is being put, notably focus on cleaner and safer streets, is going to bear fruit and bring those thoughts round.

We are delighted with the awards we have won, but the award that we do want to win, is the recognition from our residents but we are entirely comfortable we are heading in the right direction.

**Supplemental Question:**

Would you agree that in the Place Survey, 75% of Harrow residents said that their perception was that the Council was not providing them with value for money and that is the second worst figure in London 62% said they were not satisfied with the services provided by the Council. That again is the second worst in London.

Would you agree that is a challenge for you?

**Supplemental Answer:**

What I would confirm is the latest CPA scores scored us in terms of value for money as "Good" for the very first time and as you will appreciate, our take from Government in terms of grant, is one of the lowest in London and very low compared to our comparable boroughs, in fact £269 per head less than other boroughs.

Now I am not saying that we, as a borough, should get that figure but we, as a borough, should get something approaching that figure to get some degree of equality. What it means is, that as a borough, we are a low cost but a borough that has relatively high Council Tax as we have relatively low grant and that is going to be a fact of life. Now our task, hopefully assisted by Councillors across the Council and Gareth Thomas MP, in terms of his view of the Council, should look at the glass half full rather than the glass half empty, and if we all approach things in terms of the spirit of what is good for the borough then I am confident that people will think well of us and frankly, justifiably so.

[Note: In accordance with Executive procedure Rule 17.4, Councillor Bill Stephenson asked supplemental questions in relation to each question, which were additionally answered].

652. **Forward Plan 1 July - 31 October 2009:**

**RESOLVED:** To note the contents of the Forward Plan for the period 1 July – 31 October 2009.

653. **Use of Resources Challenge Panel Outcome:**

The Portfolio Holder for Performance, Communication and Corporate Services referred to the report, which set out the findings of the Scrutiny Challenge Panel on the Use of Resources self assessment, developed as part of the Council's response to the Comprehensive Area Assessment. The Scrutiny Challenge Panel had made recommendations to officers, which had been endorsed by Overview and Scrutiny on 11 June 2009, which were now referred onto Cabinet for consideration with the officer response.

The Portfolio Holder thanked scrutiny for the report and welcomed the suggestions made for incorporation that would help to ensure a robust self-assessment within the framework of the use of new resources criteria.

**RESOLVED:** That (1) having considered the six recommendations from the Scrutiny Challenge Panel and officer responses, the implementation of the six recommendations be authorised;

(2) the Scrutiny Challenge Panel be thanked for their report.

**Reason for Decision:** To respond to the scrutiny report and recommendations.

654. **Progress on Scrutiny Projects:**

The Leader of the Council drew attention to the comments column in relation to the Review on Extended Schools and clarified that in order to allow a considered response to the recommendations from scrutiny, the report would now be submitted to the September 2009 meeting of Cabinet.

**RESOLVED:** To receive and note the current progress of the scrutiny reports.

655. **Strategic Performance Report - Quarter 4:**

The Portfolio Holder for Performance, Communication and Corporate Services introduced the report, which summarised Council and service performance against key measures and drew attention to areas requiring action. He highlighted the achievements in some service areas, such as housing and adult services, street cleaning, schools, libraries, Access Harrow planning, finance and the reduction in sickness absence. He stated that the Council's improved performance had also been recognised nationally, having been short listed for best achieving Council by the Municipal Journal and by the Audit Commission as improving well. He was proud of Harrow's recent achievements and the work carried out by the Portfolio Holders. However, the Council was not complacent and the administration recognised the challenges ahead, including the continued need to improve services for its customers.

Portfolio Holders echoed the sentiments expressed by the Portfolio Holder for Performance, Communication and Corporate Services, and outlined the key achievements and challenges in each of their portfolios. Of particular note were:

- the vast improvements made in the support provided to people to live independently through social services;
- the increase in the number of young people entering further education training and, given the current adverse economic climate, the numbers that were entering the job market;
- the best adoption rates in the country through innovation and partnership arrangements;
- lower levels of substance misuse by young people in comparison with those in other London boroughs;
- an increase in the use of libraries as a result of the hard work and initiatives brought in by staff. Harrow's libraries lent the most books in the country;
- an increase in those volunteering;
- the achievements in schools due to the teachers and staff;
- Use of Resources had moved from 2 to 3 star;
- Cultural Services had moved from 2 to 3 star;
- more than 2,000 homes had been bought up to Decent Homes standards;
- Cedars Hall was being revitalised.

The Portfolio Holder for Planning, Development and Enterprise outlined some of the challenges faced by planning due to the downturn in the economy and advised that some of the flagship actions were under pressure. A disappointment was the decision by the Learning and Skills Council to withdraw the funding for a new Harrow College. She was confident, however, that the Place Shaping Directorate would pull aspects together.

In summing up, the Portfolio Holder for Performance, Communication and Corporate Services stated that this report would be the last one in its current format. Future reports would recognise the move towards Comprehensive Area Assessments (CAA), provide comparator data and show how the Council's new flagship actions were being delivered. He welcomed the move towards a user-friendly report, an approach being taken by the new Divisional Director of Partnership Development and Performance, and invited further comments in this regard.

The Leader of the Council commended the Directors and their staff in the support provided to the Portfolio Holders in ensuring outstanding performance.

**RESOLVED:** That (1) Portfolio Holders continue to work with officers to achieve improvement against identified key challenges;

(2) the report be noted.

**Reason for Decision:** To enable Cabinet to be informed of performance against key measures and to identify and assign corrective action where necessary.

656. **Key Decision - Better Deal for Residents Programme:**

The Leader of the Council referred to the report, which set out the rationale, context, vision and process for establishing a Council-wide transformation programme. This was the first of many reports to Cabinet, which would bring about the transformation journey.

The Leader stated that there were difficult times ahead for the Council and identified the pressures that Harrow might experience. He explained that future grant settlements were expected to be poor and there might be a cash reduction in the grants received. Poor grant settlements and the need to make significant savings, combined with increasing expectations from customers and residents, would put additional pressures on the Council. As a result, all local authorities, including Harrow, needed to look at radical alternatives in service provision. He added that a fundamental review of services was required to ascertain whether existing services could be provided differently, were necessary and provided value for money. The pooling of resources with Partners would also be considered.

The Assistant Chief Executive introduced the report in the context of the Council's new Sustainable Community Strategy, which was adopted in March 2009. He explained that these were early days in the development of the Transformation Programme. He highlighted the objectives of the Programme as laid out in the report, and it was noted that PriceWaterhouseCoopers and Capita would support the initiative externally.

In summing up, the Leader stated that the Transformation Programme would continue to evolve over a number of years and remain a central and integral part of the Council's vision. The intention was to work with consultants rather than the consultants doing the work to the Council.

**RESOLVED:** That (1) a new Transformation Programme be launched entitled the 'Better Deal for Residents Programme' with the objectives of:

- delivering the Harrow Strategic Partnership vision for Harrow as set out in the Community Plan;
- managing the increasing expectations of residents;
- making a significant contribution to the 2010/11 budget and delivering a balanced budget in the medium term;
- enabling continuous improvement;

(2) the Director of Business Transformation and Customer Service be authorised to procure professional services to support the programme from Capita and PriceWaterhouseCoopers in accordance with the terms of the Council's existing contracts with them and, in the event that terms cannot be agreed, to authorise the Director of Business Transformation and Customer Service to procure such professional support as is necessary in accordance with the Council's Contract Procedure Rules.

**Reason for Decision:** To enable the Council to deliver its part of the new Sustainable Community Strategy while developing a sound financial platform going forward.

657. **Key Decision - Integrated Planning 2010-11 to 2012-13:**

Cabinet considered a joint report of the Corporate Director of Finance and the Assistant Chief Executive, which set out the framework for the development of the new corporate plan and medium term financial strategy for 2010-11 to 2012-13.

The Leader of the Council explained that the Strategy for Closing the Funding Gaps at appendix 2 to the report complimented the Council's Transformation Programme. He added that appendix 2 also specified the strands that would be used to close the funding gaps. He added that appendix 3, the Council's Year Ahead Statement, highlighted the Council's achievements and how its priorities would be taken forward.

The Corporate Director of Finance introduced the report and explained the context of the report for the development of the new Corporate Plan and Medium Term Financial Strategy (MTFS) for 2010-11. She drew Members' attention to the vision and priorities set out in the report, which provided the context for the Year Ahead Statement. These would culminate into a report to the February 2010 Cabinet.

The Corporate Director set out the financial context and referred to the uncertainty in relation to grants that the Council would receive in future years. A significant reduction in grants was expected, as a result of which the Council would have to make realistic assumptions in its quest to reduce the funding gaps.

The Portfolio Holder for Performance, Communication and Corporate Services stressed the need to build on the strengths already identified and highlighted the need to ensure a comprehensive approach to identifying risks.

**RESOLVED:** That (1) the timetable, attached at Appendix 1 to the joint report of the Corporate Director of Finance and the Assistant Chief Executive, be noted;

(2) the strategy for closing future funding gaps, attached at Appendix 2 to the joint report of the Corporate Director of Finance and Assistant Chief Executive, be approved;

(3) the approach to consultation be approved.

**Reason for Decision:** To promote effective medium term planning.

658. **Health and Safety Annual Report 2008/9:**

The Leader of the Council introduced the report, which outlined the health and safety work done during 2008/09, provided information on performance measures including training data, audits and accidents and looked ahead to the work planned to support the Council in its change agenda and in response to new legislation. He was pleased to note on the reduction in the number of industrial accidents.

**RESOLVED:** That the performance and work carried out during 2008/09 be noted.

**Reason for Decision:** To provide the Cabinet with information on Health and Safety performance across the organisation.

659. **Key Decision - Council Housing Responsive Repairs and Capital Programme:**

The Portfolio Holder for Adults and Housing introduced the report, which recommended the reinstatement of low priority (K4) repairs that were suspended in October 2008 due to budgetary pressures. It highlighted the need for additional capital resources to meet the decent homes standard by 2010 and to deliver other aspects of the housing capital programme, together with proposals to fund additional borrowing to increase the capital programme during the current and next financial years.

The Portfolio Holder stated that the Tenants' and Leaseholders' Consultative Forum report had considered the report at its special meeting held on 29 June 2009 and had supported the proposals. He referred to the achievements made in dealing with responsive repairs against a robust/tight financial framework. He advised that the Housing Revenue Account (HRA) subsidy was redistributed to other parts of the country thereby reducing the Council's repairs budget. The negative subsidy was likely to remain until 2011.

**RESOLVED:** That (1) the reinstatement of the low priority (K4) repairs be approved with effect from 29 July 2009 in a manner consistent with the existing published performance target of completion within 28 days, within existing budgetary provision and to include the proposed contingency, and that a planned approach be implemented, if required, to clear the backlog between July and December with all new K4 requests being programmed;

(2) where works in K4 priority were identified, programmes of work be devised to achieve improved value for money and which tied them into other planned programmes where appropriate;

(3) the increase in the capital programme for housing during 2009/10 by £2.9m net and by £1.6m net in 2010/11 be approved using existing revenue contribution to capital outlay (RCCO) to fund the additional borrowing (and a maximum of £6.5m), and the programme for 2009/10 be approved;



(4) making £500,000 of existing RCCO available as a contingency for large and exceptional replacements under the responsive maintenance budget be approved and, where costs cannot be contained within existing budgetary provision, utilise the contingency provision of £500,000 to facilitate the K4 repairs be utilised.

**Reason for Decision:** There was a need to reinstate low priority repairs reported by tenants to avoid deterioration in the housing stock and to ensure that Harrow continued to meet the landlord's obligations under the tenancy agreement. In addition, a recent survey had indicated a fall in tenant satisfaction related to repairs service delivery and this could in part relate to failure to address K4 repairs.

The increase in the capital resources was needed to ensure that both the work required to meet the decent homes target was delivered and also that other priority investment works were undertaken to avoid failures of components in the housing stock.

660. **Key Decision - Cedars Youth and Community Centre, Chicheley Gardens, Harrow Weald:**

The Portfolio Holders for Children's Services and Major Contracts and Property introduced the report, which provided Cabinet with details of the proposed redevelopment of Cedars Youth and Community Centre and sought authority to enter into partnership and property agreements with Watford Football Club Community Sports and Education Trust (FC CSE).

The Portfolio Holders commended the report to Cabinet and congratulated the Corporate Directors of Children's Services and Place Shaping for initially 'building on the foundations' with a view to bringing the project to fruition. They also thanked the staff, residents and Partners for their work in preparing a successful bid. The Portfolio Holder for Children's Services was supportive of the benefits this initiative would bring to young people and spoke highly of the Mobile Resource Unit (MRU) concept which, it was hoped, would enthuse young people. It was noted that officers were discussing how the MRU could also benefit the police in their day-to-day operations.

The Corporate Director of Children's Services complimented the staff at Watford Football Club and in shared services for bringing the project bid together. He thanked all those who had engaged with project at the consultation stage, particularly the older sections of Harrow's communities. The consultation sessions had been extremely useful and the project provided the opportunity for something special. Due legal and planning processes would be set into motion. The MRU would be a resource for the community. The Corporate Director of Place Shaping added that officers knew and understood the site and that the property issues were not unduly complex. He acknowledged the need to build-in safeguards as suggested by a questioner at the meeting.

**RESOLVED:** That (1) support be confirmed for the redevelopment of Cedars Youth and Community Centre in partnership with Watford FC CSE Trust recognising that the scheme would be a considerable asset to the local community and enable the Council to provide first class facilities at the Cedars Youth and Community Centre Site and outreach work to all parts of the Harrow community without extra capital costs;

(2) the Corporate Director of Children's Services, in consultation with the Portfolio Holder for Children's Services, be authorised to enter into a Partnership Agreement with Watford FC CSE Trust;

(3) the finance implications set out in the report be noted;

(4) the Corporate Director of Place Shaping, in consultation with the Portfolio Holder for Major Contracts and Property, be authorised to:

- enter into the Deed of Dedication with the Big Lottery Fund and Watford FC CSE Trust;
- enter into an agreement for lease and subsequent lease with Watford FC CSE Trust for Cedars Youth and Community Centre and permit the Big Lottery Fund to have a legal charge over the property for 20 years;
- to include within the lease terms the ability for the Big Lottery Fund to assign the lease should they become the tenant by virtue of the legal charge.

**Reason for Decision:** To secure substantial capital investment and operational capacity and capability to transform youth and community services at Cedars Youth and Community Centre.

661. **Key Decision - Consideration of a Lease of Land to Orange for a Telecommunications Site at Chapel Lane Car Park or Land Immediately Adjacent in Pinner:**

The Portfolio Holder for Major Contracts and Property introduced the report, which set out the options available to the Council in providing a telecom site for Orange in Pinner.

**RESOLVED:** That, having considered the report in the light of the Cabinet resolution dated 4 April 2000, the Corporate Director of Place Shaping, in consultation with the Portfolio Holder for Major Contracts and Property, be authorised to negotiate best terms and consideration for a 15 year lease to Orange of land forming part of or immediately adjacent to Chapel Lane Car Park for use as a telecommunications site.

**Reason for Decision:** Facilitating an alternative telecommunications site for Orange would negate the Operators requirement for a telecom mast in a sensitive inappropriate residential area of Rayners Lane and would in isolation provide adequate coverage whereby no further Orange mast installations would be required in the area.

662. **Exclusion of the Press and Public:**

**RESOLVED:** That the press and public be excluded from the meeting for the following item of business, on the grounds that it involved the likely disclosure of confidential information in breach of an obligation of confidence, or of exempt information as defined in Part I of Schedule 12A to the Local Government Act 1972:

<u>Item</u>	<u>Title</u>	<u>Reason</u>
17.	Key Decision – Disposal of the Leaping Bar, Carmelite Road	Information under paragraph 3 of Part I of Schedule 12A to the Local Government Act 1972, relating to the financial or business affairs of any particular person (including the authority holding that information).

663. **Key Decision - Disposal of the Leaping Bar, Carmelite Road:**

The Portfolio Holder for Major Contracts and Property introduced the confidential report, which set out proposals for the disposal of the Leaping Bar Public House, Carmelite Road. Members noted that this was a key decision.

**RESOLVED:** That the Corporate Director of Place Shaping, in consultation with the Portfolio Holder for Major Contracts and Property, be authorised to dispose of the freehold interest in the Leaping Bar Public House for the sum set out the report of the Corporate Director of Place Shaping, subject to the restriction that the site was to be used for social housing with a minimum of six houses being for social rent and the remainder for intermediate housing such as shared ownership.

**Reason for Decision:** The disposal would create a capital receipt for the Housing Revenue Account and provide much needed social housing for the Borough.

(Note: The meeting, having commenced at 7.30 pm, closed at 8.32 pm).

(Signed) COUNCILLOR DAVID ASHTON  
Chairman