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**REPORT OF CABINET**


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**MEETING HELD ON 13 DECEMBER 2007**


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Chairman: \* Councillor Chris Mote

Councillors: \* David Ashton \* Janet Mote  
 \* Marilyn Ashton \* Paul Osborn  
 \* Mrs Camilla Bath \* Mrs Anjana Patel  
 † Miss Christine Bednell \* Eric Silver  
 \* Susan Hall

\* Denotes Member present  
 † Denotes apologies received

[Note: Councillor Paul Scott also attended this meeting to speak on the item indicated at Minute 328 below].

**PART I - RECOMMENDATIONS - NIL**

**PART II - MINUTES**

323. **Declarations of Interest:**

**RESOLVED:** To note that the following interest was declared:

Agenda Item 17 – Key Decision - Opening Wealdstone High Street to Traffic – Consultation Results and Objections to Traffic Orders

Councillor Susan Hall declared a prejudicial interest in the above item arising from the fact that she had a business in Wealdstone. Accordingly, she would leave the room and take no part in the discussion or decision-making on the item.

324. **Minutes:**

**RESOLVED:** That the minutes of the meeting held on 8 November 2007 be taken as read and signed as a correct record.

325. **Arrangement of Agenda:**

The Chairman indicated that, in relation to agenda item 15, Stanmore and Pinner Golf Courses, he was minded to recommend, during consideration of that item, an alternative course of action in that the Council retain the ownership of the golf courses. He invited members of the public to stay for that item if they so wished.

**RESOLVED:** That (1) in accordance with the Local Government (Access to Information) Act 1985, the following agenda item be admitted late to the agenda by virtue of the special circumstances and grounds for urgency detailed below:-

<u>Agenda item</u>	<u>Special Circumstances/Ground for Urgency</u>
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18. Urgent Item – Changes in Membership	This item was being consulted on at the time the agenda was printed and circulated. Members were requested to consider this item, as a matter of urgency, so that the changes in memberships of the Panels could be made with immediate effect.
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(2) all business be considered with the press and public present with the exception of the following items for the reasons set out below:-

<u>Item</u>	<u>Reason</u>
19. Cedars Hall, Uxbridge Road, Harrow	This report, which related to item 14 on the agenda and which contained additional financial and legal implications, was considered to be exempt from publication under paragraphs 3 and 5 of

Part 1 of Schedule 12A to the Local Government Act 1972 in that it contained information relating to the financial or business affairs of any particular person (including the authority holding that information) and in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

20. Stanmore and Pinner Golf Courses

This report, which related to item 15 on the agenda and which contained supplemental information, was considered to be exempt from publication under paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 in that it contained information relating to the financial or business affairs of any particular person (including the authority holding that information).

21. 2 Garaland Road, Honeygot Lane Industrial Estate, Stanmore

This report was considered to be exempt from publication under paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 in that it contained information relating to the financial or business affairs of any particular person (including the authority holding that information).

326. **Petitions:**

- (1) On behalf of Tanglewood Monday Club, a petition was presented by the Leader of the Council, Councillor Chris Mote, containing 74 signatures, on the following terms:-

"We, the undersigned, are members of the Tanglewood Monday Club and since 1975 we have met every Monday at the Brember Centre, South Harrow. Earlier this year we lost our classroom, which we used for our Arts & Crafts group and as a place to have a quiet chat with our friends away from the hustle and bustle of the main clubroom. The manager of the Centre has told us that, despite the fact that we have been using that area for over 32 years, we cannot have our classroom back until the middle of next year at the earliest. Not being able to use this room is having major effect on the club and its members. We wish to let it be know that we are very upset and want our classroom back now."

**RESOLVED:** That the petition be received and referred to the Portfolio Holder for Community and Cultural Services for consideration.

- (2) Councillor Eric Silver presented a petition from the Residents of Parkfield Avenue, Harrow, in relation to a business trading from 11 Parkfield Crescent on the following terms:-

" The residents in the vicinity do not understand how a business of this type is being allowed to trade in a residential area. Despite fears of reprisals, many residents have approached official bodies to complain, but there appears to have been no action. However, we remain committed to preserving the character of the area and now approach you collectively, with a petition containing 73 signatures, and some of the photographic evidence collected by various residents over the last 6 months. There are 3 breakdown recovery vehicles and lorries permanently parked in the area. In addition, there is also between 8 and 20 cars parked at any one time, in various states of repair in Parkfield Crescent, Parkfield Avenue and Verwood Road and Fernleigh Court. Irrespective of whether the vehicles are legally owned, taxed or parked, the issue is the unacceptable volume of vehicles which has changed the outlook of the area from 'pleasant residential' to 'scrap yard'."

The residents respectively called for answers to a number of questions set out in the petition.

**RESOLVED:** That the petition be received and referred to the Portfolio Holder for Environment for consideration.

- (3) A local resident, Mr B Stoker, presented a petition containing 2 signatures in relation to the consultation process in respect of the future of the Cedars Hall site. The terms of the petition were as follows:-

"Now that the Cedars Hall site in Harrow Weald is not to be used for emergency accommodation, we request that the promised consultation on the future of the Cedars Hall and associated site be actioned. Local residents and users of the Cedars Open Space want to be involved in the consultation and would like to know how this will take place. We request that the content of this petition be recorded in the minutes of this Cabinet meeting."

**RESOLVED:** That the petition be received and referred to the relevant Portfolio Holders and the Corporate Director of Community and Environment for consideration.

- (4) A local resident, Miss F Pickersgill, presented a petition containing 2 signatures in relation to Cedars Hall Site Public Meeting held on 3 October 2007. The terms of the petition were as follows:-

"In the matter of the public meeting concerning the Cedars Hall site chaired by the Council: A public meeting concerning the Cedars Hall site was held at Kingsley High School, Harrow Weald on 3 October 2007. The meeting, to which 250 local residents were invited, was chaired by Councillor Camilla Bath. At this meeting, which was 10 weeks ago, 52 questions were put to the Council. Written answers to these questions were promised yet 10 weeks on, no answers have been received. We request that the promised answers are sent to the invitees urgently. We request that the contents of this petition be recorded in the minutes of this Cabinet meeting."

**RESOLVED:** That the petition be received and referred to the relevant Portfolio Holders and the Corporate Director of Community and Environment for consideration.

327. **Public Questions:**

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

- 1.
- Questioner:** Arnold Rosen
- Asked of:** Councillor Chris Mote, Leader and Portfolio Holder for Strategic Overview, HSP, External Affairs and Property.
- Question:** Has any application been made for outline planning permission of Stanmore golf course?
- Answer:** No.
- Supplemental question:** If such application were to be made would the Council be expected to look favourably upon it as no developer is going to buy the site as an investment solely for rental income from the golf club?
- Answer:** Stanmore Golf Club sits within an area designated as Metropolitan Open Land, which protects it from future development. In principle, Metropolitan Open Land cannot be built on.

(Note: (1) The questioner was not present at the meeting. With the permission of the Chairman, another member of the public asked the question on the questioner's behalf. He also asked a supplementary question, which was duly answered;

(2) the Chairman reminded all present of the Data Protection Act Notice, as indicated on the agenda. He stated that the recording was being trialled for two meetings of Cabinet).

328. **Councillor Question Time:**

**RESOLVED:** To note that the following Councillor Question had been received:-

1.

**Questioner:** Councillor Paul Scott

**Asked of:** Councillor Chris Mote, Leader and Portfolio Holder for Strategic Overview, HSP, External Affairs and Property

**Question:** What do you regret most about the Cedars Hall fiasco: the waste of taxpayers' money and officers' time; the damage to the Council's relationship with Pathmeads; the year's delay in moving homeless people out of bed and breakfasts and into decent accommodation; or the upset this whole sorry saga has caused to local people and the resulting damage to the standing of your party in particular and the Council in general.

**Answer:** I have no comment to make. I can talk to you privately on this matter but cannot possibly comment here and on the views of other Members of Cabinet.

**Supplemental question:** Would you be willing to give an indication/guarantee that when the item on Cedars Hall comes back to Cabinet, it will not be for residential use?

**Answer:** I cannot answer the supplemental question, until after the matter has gone out for consultation.

(Note: The Chairman reminded all present of the Data Protection Act Notice, as indicated on the agenda. He stated that the recording was being trialled for two meetings of Cabinet).

329. **Forward Plan 1 December 2007 - 31 March 2008:**

**RESOLVED:** To note the contents of the Forward Plan for the period 1 December 2007 – 31 March 2008.

330. **Reports from the Overview and Scrutiny Committee or Sub-Committees:**

**RESOLVED:** To note that there were no reports to be considered.

331. **Cabinet Assistants:**

**RESOLVED:** (1) To note that Councillor Salim Miah had stood down as Assistant (Support Member) to the Portfolio Holders for Children's Services and Community and Cultural Services;

(2) that Councillor Mrs Julia Merison be appointed as Assistant (Support Member) to the Portfolio Holder for Environment Services; her remit being 'Refuse'.

332. **The Council's Calendar of Meetings 2008/09:**

Cabinet received the report of the Director of Legal and Governance Services, which set out proposals for the Council's Calendar of Meetings for the Municipal Year 2008/09.

The Leader stated that consultations had taken place on the Calendar of Meetings, and it was

**RESOLVED:** That the Calendar of Meetings for the Authority for the Municipal Year 2008/09 be approved.

**Reason for decision:** Advance approval of the Calendar would facilitate the planning and forward commitments to both Members and officers.

333. **Key Decision - Draft Capital Programme 2008-09 - 2010-11:**

The Corporate Director of Finance introduced the report, which set out the draft capital programme for 2008-09 to 2010-11 and formed part of the annual budget review process. She provided details of some of the schemes set out in the report, which included a range of improvements to the public realm, the construction of three neighbourhood resource centres for people with learning disabilities and improvements to street lighting. The latter two were Private Finance Initiative (PFI) schemes.

The Corporate Director stated that the report would be refined when submitted to Cabinet in February 2008, and there would be a phasing of the various schemes.

The Portfolio Holder for Finance and Portfolio Co-ordination indicated that the presentation of the information in the report would be improved for clarity when presented to Cabinet in February 2008.

**RESOLVED:** That the draft capital programme for 2008-09 to 2010-11 be approved.

**Reason for decision:** To allow for the publication of the draft capital programme, as part of the annual budget review process.

334. **Key Decision - Draft Revenue Budget 2008-09 and MTFS 2008-09 - 2010-11:**

The Corporate Director of Finance introduced the report, which set out the draft revenue Medium Term Financial Strategy (MTFS) for 2008-09 to 2010-11. She highlighted some of the key points, details of which were set out in the report.

The Corporate Director informed Members that the Local Government Settlement was announced on 6 December 2007, after this report was written and circulated. She provided details of the 3-year settlement, which had only improved marginally for the later two years. However, the grant would not address the pressures that the Council was experiencing, particularly in the provision of social care and waste disposal. As a result, the Council would be looking to increase Council Tax for the next 3-years by 3% and to hold any increase below inflation, circumstances permitting.

Members were informed that the Budget included £2m of growth, which would be invested in priority areas and would be the subject of further discussion with Members. There was a gap of £4m in the budget for next year, which needed to be met, £6m and £8m in subsequent years. Further details would be submitted to Cabinet in February 2008, including measures to increase revenue through fees and charges. In addition, reserves would be replenished during the 3-years by the addition of £1m each year.

It was noted that the schools' budget would be funded adequately and that the Housing Revenue Account (HRA) was consistent with other Plans. Consultation on the HRA would take place with the Tenants' and Leaseholders' Forum. There would be widespread consultation through various forums, which would provide an opportunity to give feedback to the Council prior to the setting of the budget and Council Tax in February 2008.

The Director also informed Members that the Mayor of London had made an announcement on 12 December 2007, which was likely to lead to an increase in the precept. This too would be built into the budget when presented to Cabinet in 2008.

The Portfolio Holder for Finance and Portfolio Coordination referred to the proposed increase in Council Tax and stated that whilst it was originally intended to achieve 0% increase in Council Tax, this was unrealistic in the context of very low government grant settlements. Unpalatable decisions, such as cuts in services, would have to be made in order to achieve a 0% increase. It was also becoming difficult to find efficiencies as the Council was working from a relatively low cost base. He stated that further details would be included in the report to Cabinet in February 2008.

**RESOLVED:** That (1) the draft revenue budget of £162.574m for 2008-09 and the draft MTFS be agreed;

(2) officers be authorised to initiate and conduct such consultations as may be required to support the proposals identified in the Corporate Director's report and the outcome of consultations be reported to Cabinet so that decisions can be made on those proposals;

(3) the draft Housing Revenue Account (HRA) for 2008-09 to 2010-11 be approved, and the draft HRA be referred to the Tenants' and Leaseholders' Consultative Forum in January 2008.

**Reason for decision:** To allow for the publication of the draft budget.

335. **Quarter 2 Revenue and Capital Monitoring as at 30 September 2007:**

Cabinet received a report of the Corporate Director of Finance in this regard. The Corporate Director of Finance introduced the report, which set out the Quarter 2 monitoring statement of the Council's Revenue and Capital Budgets for 2007-2008. The Corporate Director highlighted the key aspects of the report and the need to ensure that pressures were managed effectively. She outlined the actions being taken

to promote a stronger culture of financial management and improve forecasting. In addition, Capital Ambition had provided the Council with a grant to provide additional capacity for improving the Council.

Members noted the assurances given by the Corporate Director that the Council would come in on budget. The need for robust financial management was highlighted.

The Portfolio Holder for Finance and Portfolio Coordination referred to page 87 of the agenda and stated that the problems had been compounded by a lack of reserves.

**RESOLVED:** That (1) the current revenue and capital monitoring position at the end of Quarter 2 for 2007-2008 be noted;

(2) the strategy for ensuring that the Council comes in on budget this year, including approval of a number of virements, as set out in paragraph 4 of the Corporate Director's report, be agreed.

**Reason for decision:** To effectively monitor the Council's Revenue and Capital Budgets.

336. **Key Decision - Cedars Hall, Uxbridge Road, Harrow:**

Cabinet received a report of the Corporate Director of Community and Environment, which asked Members to reconsider the Cabinet resolution of 9 November 2006 to dispose Cedars Hall to Pathmeads Housing Association. A confidential report containing additional financial and legal implications was also considered by the Cabinet in taking this decision. The Corporate Director outlined the reasons for his recommendations.

The Leader of the Council referred to the petitions that had been received by Cabinet that evening and asked that these be sent to the Corporate Director for consideration. He added that a full report on possible options for this site would be submitted to Cabinet.

**RESOLVED:** (1) That the Cabinet resolution of 9 November 2006 relating to:-

- (i) the disposal of the Cedars Hall site to Pathmeads Housing Association for the purposes specified in the confidential report considered by Cabinet on that date;
- (ii) the application of funds from the Council's Affordable Housing Funds towards the redevelopment cost of resolution 1(i) above on the conditions specified in the confidential report considered by Cabinet on that date;

be revoked.

(2) To note that a further detailed report would be submitted to Cabinet in the New Year.

**Reason for Decision:** To allow for alternative options to be considered.

337. **Key Decision - Stanmore and Pinner Golf Courses:**

Cabinet received a report of the Corporate Director of Community and Environment, which set out details for the disposal of the two golf courses. Cabinet also considered a confidential report, which contained supplemental information, in reaching its decision.

The Leader of the Council stated that he was minded to put forward a different course of action than that proposed in the report, as he had concerns over the time period of the leases. He moved that the Council retain the freehold of the golf courses.

The Portfolio Holder for Planning, Development and Enterprise stated that Metropolitan Land was afforded the highest protection in the London Plan. The Council was minded to retain the existing uses of the sites but she was concerned about its future uses if the golf courses were disposed of. She was concerned that these uses could change at any future appeal stage. She cited examples of where planning permission had been refused by the Council but subsequently granted on appeal by the Planning Inspector. There was also a degree of uncertainty over the pressures that might be put on the Council by the government. The sites were 'beauty spots' and the Council needed to protect the golf courses. She seconded the Leader's motion and, following a vote, it was

**RESOLVED (unanimously):** That the Council retain the freehold of the Stanmore and Pinner Golf Courses.

**Reason for decision:** To protect its future use.

338. **Dissolution of the Town Centre and Major Projects Panel:**

The Portfolio Holder for Planning, Development and Enterprise introduced the report which set out proposals for the dissolution of the Town Centre and Major Projects Panel.

**RESOLVED:** That the Town Centre and Major Projects Panel be dissolved.

**Reason for decision:** To avoid duplication of reporting and improve decision-making.

339. **Key Decision - Opening Wealdstone High Street to Traffic - Consultation Results and Objections to Traffic Orders:**

Cabinet received the report of the Corporate Director of Community and Environment, which set out proposals for opening Wealdstone High Street to traffic. The Traffic and Road Safety Advisory Panel had considered the consultation results and the objections to the Traffic Orders on 28 November 2007. The Panel had made recommendations on this matter to Cabinet.

The Leader of the Council stated that the proposal to re-open Wealdstone High Street to traffic would meet the administration's manifesto commitment and was good news for residents and shopkeepers.

**RESOLVED:** That (1) officers be authorised to make the traffic orders set out in paragraph 2.4.1 of the Corporate Director's report, the details of which be delegated to officers, and to implement the scheme to open Wealdstone High Street to traffic as set out in Appendices G and H to the Corporate Director's report;

(2) public realm improvements be carried out as set out in paragraphs 2.3.12, 2.3.13 and 2.3.16 of the Corporate Director's report subject to confirmation of additional funding from Transport for London (TfL) and confirmation of affordability.

**Reason for decision:** To regenerate Wealdstone Town Centre and promote new business.

(See also Minute 323).

340. **Urgent Item - Changes in Membership:**

**RESOLVED:** That the changes to the Conservative Group Membership on the bodies set out below be agreed:

Local Development Framework Panel

Reserve Members: No. 3 Vacancy to be filled by Councillor Susan Hall.

Supporting People Panel

Members: To remove Councillor Mrs Vina Mithani and replace her with Councillor Narinder Singh Mudhar.

Reserve Members: No. 1 now Councillor Jeremy Zeid  
No. 2 Councillor Stanley Sheinwald  
No. 3 Councillor Mrs Vina Mithani.

**Reason for Decision:** To allow for efficient working and to fill vacancies.

341. **2 Garland Road, Honeypot Lane Industrial Estate, Stanmore:**

Cabinet considered a confidential report of the Corporate Director of Community and Environment in this regard. The Leader of the Council and the Portfolio Holder for Finance and Portfolio Coordination stated that a higher reserve price should be set.

**RESOLVED:** That (1) the property edged red in Appendix 1 to the report of the Corporate Director was surplus to requirements and that its disposal be approved;

(2) the Corporate Director of Community and Environment be authorised to dispose at auction on the most favourable terms with the reserve price to be agreed with the Portfolio Holder for Strategic Overview, HSP, External Affairs and Property.

**Reason for Decision:** To generate a capital receipt for the Council.

(Note: The meeting, having commenced at 7.30 pm, closed at 8.12 pm).

(Signed) COUNCILLOR CHRIS MOTE  
Chairman