

CABINET

**Tuesday 8 December 2021 at 7pm
Minutes**

PRESENT:

Councillors: Mason (chair), J Anand, Blacker, Costigan, Donnelly, Mahfouz, Manro, Nagpal and Raza

ALSO PRESENT:

Councillor Shaw, Chief Whip, was also present.

In accordance with paragraph 2.6(a) of the Constitution, Councillors Conti, Malcolm and Millican addressed the Cabinet with regard to the following items:

- Item 8 – Ealing Service for Children with Additional Needs Accommodation (Councillor Malcolm)
- Item 9 - Private Rented Sector Licensing Schemes Renewal (Councillor Conti)
- Item 12 - Proposed Youth Plan for Ealing and the Transition of Youth Services from the Young Adult Centre in Park View Road, Southall to Dormers Hub in Longridge Lane, Southall. (Councillor Millican)

1. Apologies for Absence

Apologies for absence were received from Cllr L Wall.

This meeting was held in a hybrid format with members and officers able to join the meeting remotely.

However, regulations did not allow for members attending virtually to be counted as present in the attendance section of the minutes, and their attendance would not count as attendance in relation to section 85(1) of the Local Government Act 1972.

Members attending virtually would be able to speak but would not be able to vote.

Councillors joining remotely:

Councillor Malcolm

2. Urgent Matters

There were none.

3. Declarations of Interest

Councillor J Anand declared an interest in item 9 - Private Rented Sector Licensing Schemes Renewal – by virtue of being a landlord and left the meeting for the duration of this item.

Councillor Raza declared a non-pecuniary interest in item 12 - Proposed Youth Plan for Ealing and the Transition of Youth Services from the Young Adult Centre in Park View Road, Southall to Dormers Hub in Longridge Lane, Southall by virtue of being a trustee of the Young Ealing Foundation

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4. Matters to be Considered in Private

Item 8 contained a confidential appendix but was not taken in private as it was not necessary to discuss the confidential information provided.

5. Minutes

Resolved:

That the minutes of the Cabinet meeting held on 10 November 2021 be agreed and signed as a true and correct record.

6. Appointments to Sub Committees and Outside Bodies

Resolved

That Lucy Taylor (Executive Director, Place) be appointment as shareholder representative for Broadway Living Limited and Broadway Living RP Limited.

7. Budget Strategy and MTFS 2022/23 to 2024/25

Resolved

That Cabinet:

- i) notes the 2021 Spending Review and Autumn Budget announcements and notes that work is on-going to further refine funding assumptions following Local Government Finance Settlement and associated technical release (section 3 of the report).
- ii) agrees that officers continue to prepare detailed plans and budget proposals in accordance with the Administration's priorities and financial strategy objectives and the proposed approach to savings identification (section 4 of the report).
- iii) continues to set a requirement to identify savings proposals that will close the revised forecast budget gap for 2022/23 of £23.793m by the end of the budget process (paragraph 5.2 and 5.3 of the report).
- iv) notes the high-level forecast budget gap of £52.004m over the three-year Medium-Term Financial Strategy period and sets a requirement to also bring forward proposals to close the forecast gap in 2022/23 onwards recognising that the Local Government Finance Settlement would have a material impact on this value (paragraph 5.2 and 5.3 of the report).
- v) recognises that new service growth given the funding context will present further challenges that could affect the overall budget gap (paragraph 5.3.8 to 5.3.10 of the report).
- vi) notes the capital investment process as set out in the report (section 6 of the report).
- vii) notes the outcome of 2022/23 School Funding Formula changes as agreed by Schools Forum (Section 7 of the report) and:
 - a) notes the intention to keep the structure of the Ealing Early Years Funding Formula the same for 2022/23, subject to the outcome of the consultation and School Forum decision in January 2022.
 - b) approves the proposed 2022/23 structure of Ealing's Funding Formula for schools as set out in Appendix 1 of the report.
 - c) agrees that, should it be necessary to adjust the funding formula for schools so that allocations are within the funding available which will be announced later in December, this would be done by adjusting the low prior attainment and / or deprivation factors, and by capping and/or scaling gains for those schools that gain funding under the formula.
 - d) authorises Assistant Director Planning, Resources and Service Development to submit the proforma to the Education and Skills Funding Agency by 21 January 2022.

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- viii) notes the Housing Revenue Account (HRA) Budget Strategy (section 8 of the report).
- ix) notes the budget preparation timetable as set out in the report (section 9 of the report).

Reasons for Decision and Options Considered

The Council made significant investment in service areas as part of the 2021/22 budget process but continued to face significant financial pressures in future years and uncertainty, including the continuing uncertainty of the level of support from Central Government over the medium term and an increased demand for services alongside the potential impact of COVID-19 into future years.

This was an update report for Member's consideration on the 2022/23 Budget and Medium-Term Financial Strategy (MTFS). It updated the MTFS assumptions for 2022/23 to 2024/25 and endorsed officers to continue to prepare detailed budget proposals for Member consideration as part of the annual budget-setting cycle in line with the timetable in section 9 of the report.

The overarching objective was to set a priority-led budget over the medium term that was balanced and realistic; and supported by achievable savings plans. However, it must be recognised that significant budget gaps such as that set out in this report could severely curtail the ability of the Council to deliver comparable service levels and some service areas compared to the current state.

8. Ealing Service for Children with Additional Needs Accommodation Resolved

That Cabinet:

- i) notes the current position with regard to accommodation for the Ealing Service for Children with Additional Needs and options for future accommodation as set out in paragraph 3.7 in the report.
- ii) approves the principle of the Council entering into a new 10-year lease at Carmelita House with a 5-year break either with the West London NHS Trust (the Trust) as a co-lessee or by means of a separate licence agreement with the Trust.
- iii) delegates authority to the Director of Growth and Sustainability to negotiate the terms of the lease and authorise the completion of that lease following consultation with the Portfolio holder for a Fairer Start, the Portfolio holder for Good Growth, the Assistant Director Planning Resources and Service Development and the Director of Legal & Democratic Services.
- iv) in the event that the Trust does not enter into the new lease, delegates authority to the Director of Growth and Sustainability to negotiate the terms and authorise the Council to enter into an agreement with West London NHS Trust to allow them to continue to share occupation and costs of Carmelita House with the Council in order to deliver integrated services.
- v) notes that the financial, accounting, tax implications and cost recoveries from the NHS Trust of any final decision regarding the lease are subject to consultation with the Chief Finance Officer.

Reason for Decision and Options Considered

Ealing Service for Children with Additional Needs (ESCAN) is currently based at Carmelita House. The Council's existing lease on Carmelita House ends on 13 May 2022. Officers have considered options for future accommodation as set out in paragraph 3.7 of the report. Officers had also consulted internal and external partners

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and had regard to the Council's accommodation strategy. Engagement around alternative models and sites had led to a shared view that the Carmelita House site offered value and flexibility. If the Council did not take up a new lease on Carmelita House, the Council staff would need to be accommodated elsewhere which could impact on the quality of both Council and Trust services, and outcomes for children and young people with additional needs and their families.

9. Private Rented Sector Licensing Schemes Renewal

Resolved

That Cabinet:

- i) notes the outcome of the consultation process detailed in the Consultation Report (Appendix 1 of the report), the representations received and the Council's consideration and response to these representations (Appendix 2 of the report).
- ii) agrees to designate a new Additional Licensing area of the whole of the London Borough of Ealing from 01 April 2022 as delineated and edged red on the map in the draft designation in Appendix 4 of the report for a five-year period.
- iii) agrees to designate a new Selective Licensing area (to be known as Selective Licensing Designation 1) in the three ward areas of East Acton, Southall Broadway and Southall Green (pre-May 2022 boundaries) from 01 April 2022 as delineated and edged red on the map in the draft designation in Appendix 5 of the report for a five-year period.
- iv) agrees to the licensing scheme objectives as set out in Appendix 7 of the report.
- v) agrees the proposed HMO licensing conditions set out in Appendix 8 of the report.
- vi) agrees the proposed selective licensing conditions set out in Appendix 9 of the report.
- vii) agrees the proposed property licensing fee structure detailed in Appendix 10 of the report.
- viii) agrees the policy regarding the length (duration) of licences granted under any new licensing scheme and the variation of licences granted for less than five years under the existing additional and selective licensing schemes at Appendix 11 of the report.
- ix) agrees to delegate the authority to the Director of Community Development to issue the required statutory notifications in relation to the designations and, in consultation with the Portfolio Holder, to amend the licensing fee and make such other changes to the schemes as is necessary for the effective administration of the schemes.
- x) agrees for the Director of Community Development to consult with the Chief Finance Officer annually with regards to seeking:
 - a) approval of any surplus and deficits to be carried forward for the established ring-fenced trading account, which has the financial objective of breaking even over the life of the schemes. In doing so regard will be given to the current financial performance and expected future financial performance and recommendations would be made as to any corrective action to be taken to ensure that the financial objective is met over the agreed scheme period.
 - b) approval of updated financial plan. In doing so regard will need to be given to the prior-year outturn position and forecasted future position with the key aim to deliver a break-even position over the remaining scheme term
- xi) notes that a further report will be brought to Cabinet in 2022 informing it of the results of its recruitment campaign for the new licensing schemes and proposals for a Selective Licensing Designation 2.

Reason for Decision and Options Considered

On 01 January 2017, the Council's existing additional and selective licensing schemes required eligible private rented properties to be licensed with the Council. Property licences required the licence holder to comply with conditions relating to the letting and

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management of the property. Such discretionary property licensing schemes could only last for a maximum of five years and Ealing's schemes were due to expire on 31 December 2021.

On 20 April 2021, the report presented to Cabinet Private Rented Sector Licensing Schemes Renewal set out the achievements of the existing schemes, evidence of the current nature of the private rented sector (PRS) in Ealing and resultant proposals, informed by the evidence, for new additional and selective licensing schemes. As a result, Cabinet approved the decision to launch a statutory consultation seeking stakeholders' views on these proposals.

The proposals and options considered subject to the consultation were:

- A new boroughwide additional HMO licensing scheme applicable to all "shared amenity" HMOs and many "converted building" HMOs (so called "section 257" HMOs).
- Selective licensing of all other private rented accommodation in specific wards in the borough, to be introduced in two distinct phases. Phase (1) consisting of the wards of East Acton, Southall Broadway and Southall Green. Phase (2) consisting of the wards of Acton Central, Dormers Wells, Greenford Broadway, Greenford Green, Hangar Hill, Hobbayne, Lady Margaret, North Greenford, Northolt Mandeville, Northolt West End, Perivale and South Acton.

The consultation started on 10 May 2021 and lasted for 14 weeks, closing on 16 August 2021. As the consultation was held towards the end of COVID restrictions, the consultation communication channels and activities were adjusted to mitigate any issues and to ensure all stakeholders could be reached despite the challenges. Further details were in the consultation report (Appendix 1 of the report) which set out how the Council conducted the consultation and the response received. As required by the Housing Act 2004, the Council must consider any representations made which were not withdrawn. The Council's response to these representations could be found in Appendix 2 of the report.

In order to ensure independence, the Council commissioned Housing Quality Network (HQN), an independent housing consultancy, to undertake the consultation exercise on its proposals. The consultation included an online survey, live online public meetings, and interviews with key stakeholders. The exercise sought views from residents, private tenants, private landlords, lettings/managing agents, businesses and other stakeholders about the Council's proposals. Additional effort ensured that landlords resident outside the borough were also advised of the consultation exercise. The consultation materials and evidence made available during the consultation to support the proposals could be found in Appendix 3 of the report.

This report sets out the response to this consultation, providing evidence upon which the recommendations are made for the designation of a new boroughwide additional HMO licensing scheme and the designation of selective licensing to the wards of East Acton, Southall Broadway and Southall Green (Designation 1).

10. Update on Berrymede Infant and Junior schools and Authority to Publish Statutory Proposals for both Schools Resolved

That Cabinet:

- i) notes the response to the consultation about the amalgamation of Berrymede Infant School and Berrymede Junior School to become an all through primary school, and

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that both Governing Bodies after reviewing the consultation feedback have confirmed their desire to proceed with the amalgamation by closing Berrymede Junior School and extending the age range of Berrymede Infant School.

- ii) authorises the Executive Director Children, Adults and Public Health, in consultation with the Portfolio Holder, to publish the necessary Statutory Proposals and any further consultative documents required for the closure of Berrymede Junior School and for extending the age range of Berrymede Infant School in support of the amalgamation.
- iii) notes that there will be a further report to Cabinet for determining the statutory proposal.

Reason for Decision and Options Considered

The decision was required to enable the local authority (LA) to progress with the statutory processes for the creation of an all through infant and junior education provision. This involved the closure of Berrymede Junior School and extension of the age range at Berrymede Infant School.

The Governing Bodies of both schools wished to meet the challenges for education in the future and to enable children to continue experiencing excellent teaching and learning. Almost all pupils progressed from Berrymede Infant School to Berrymede Junior School. The schools had been collaborating increasingly closely in recent years, including from this term sharing an Executive Headteacher following the retirement of the Infant School Headteacher last year.

Amalgamating the schools to form a primary school therefore reflected the pupil journey. In addition, Ealing Council and the two Governing Bodies believed that a single primary school was educationally and financially more sustainable than separate infant and junior schools.

The Legal Framework within which Cabinet must consider the proposals was set out in section 5 of the report.

The relevant background report on starting the consultation was last presented to Cabinet on the 22 of September.

11. Update on energy efficiency funding – grants related to tackling the climate crisis Resolved

That Cabinet:

- i) approves additional capital expenditure of £15.036m being incepted into the 2021/22 and 2022/23 capital programmes for the Phase 3 for the Green Homes Grant: Local Authority Delivery, to be funded wholly from that grant. Noting also that the Council will act as accountable body for the Partnership with a requirement for spend by 31 March 2023, or agreed amended timescales.
- ii) authorises the Executive Director of Place to apply for £8.657m of grant as part of the Public Sector Decarbonisation Scheme and, if successful, enters into an agreement with Salix Finance (the fund administrator) to receive the grant funding.
- iii) approves, subject to grant approval being successful, additional capital expenditure of up to £8.657m being incepted into the 2021/22 capital programme for the Phase 3 of the Public Sector Decarbonisation Scheme (PSDS), to be funded from a mix of grant and match funding, and to spend the entire grant income for the Public Sector Decarbonisation Scheme in accordance with the terms of the grant. Also notes the

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- match funding requirement of £0.402m will be funded from the existing approved capital programmes, which will require virement under the Financial Regulations.
- iv) agrees that Director ICT, IDM, & Property Services (CIO) ICT (CIO) and Property Services, following consultation with the Chief Finance Officer, vary the contract for the current service provider Asset Plus Ltd for an approximate value of up to £8.657m to complete energy efficiency upgrades to Ealing Council corporate buildings, under the National Framework Agreement for Energy Performance Contracting dated 24 April 2020 (the “Framework Agreement”), OJEU reference number OJ/S S194 08/10/2019 471647–2019–EN.
 - v) delegates authority to the Director ICT, IDM & Property Services (CIO) to finalise the list of building works and take any other necessary steps to implement the works.
 - vi) approves the increase of £1.226m (£0.626m in 2021/22 and £0.600m in 2022/23) to the Phase 2 Greener Home scheme of £10.788m, as approved by Cabinet in June 2021. The scheme increase will be fully funded by the additional administrative and managing agent grant, under the governance arrangements as set out in the previous Cabinet Report of June 2021 on Domestic Retrofit Programmes.

Reason for Decision and Options Considered

The Ealing Climate and Ecological Emergency Strategy (CEES) set a date of 2030 to be a net zero carbon borough. Each of the grant funding schemes below contributed to this commitment.

Phase 3 of the Green Homes Grant: Local Authority Delivery

The council’s climate strategy (CEES, January 2021) committed to developing resources for residents to improve privately owned housing stock within the borough.

The Sustainable Warmth competition brought together two fuel poverty schemes (Local Authority Delivery Phase 3 and Home Upgrade Grant Phase 1) into a single funding opportunity for Local Authorities (LAs). The two schemes that made up the Sustainable Warmth competition had a shared goal to contribute to the aims set out in the Sustainable Warmth: protecting vulnerable households in England strategy. Both schemes aimed to support low-income households in England, living in energy inefficient homes by installing energy efficiency and low carbon heating upgrades with a delivery timeframe of January 2022 to March 2023.

As agreed by Cabinet on 16 June 2021, the council led the consortium bid for the Sustainable Warmth competition. Ealing would continue to lead a partnership delivery approach to home retrofits, as Cabinet agreed in June, for future phases of the programme. All council costs were covered by the grant in their entirety. For this phase of delivery, the partnership is between 13 London boroughs: Barnet, Brent, Camden, Ealing, Hammersmith & Fulham, Harrow, Hillingdon, Hounslow, Lambeth, Kensington & Chelsea, Newham, Richmond, and Wandsworth.

Ealing’s successful funding award was for only the Green Homes Grant: Local Authority Delivery grant, as follows:

A project board, consisting of representatives from each partner borough, as well as staff from the West London Alliance, representing senior management of the participating boroughs, would meet fortnightly to discuss communications strategies, cases which required additional resources outside the scheme, and to monitor lessons learned and best practice.

The partnership would continue to use the existing Greater Southeast Energy Efficiency Hub (GSEEH) Managing Agent Framework and Access Agreement, by extending the council’s current contract with WarmWorks as managing agent, who were delivering our

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£10.78m Phase 2 programme. WarmWorks was a joint venture partnership between Everwarm, Energy Savings Trust, and Changeworks and were procured using the GSEEH's Managing Agent Framework for the GHG:LAD Phase 2. WarmWorks would continue to sub-contract management of the call centre and pre-screening for referrals to Groundwork London.

Of the 212,492 fuel poor households in the 13 boroughs already identified 71,697 as both living in EPC E, F, or G rated properties and either being in receipt of housing benefit, council tax discount, or as having income under £30,000, indicating they would be eligible for either the HUG or LAD scheme. 8,699 low-income tenants in private rentals had also been identified.

By March 2023, the programme aimed to retrofit up to 1915 homes across the partnership, and would target up to 140 privately rented properties and 190 socially rented properties. It was anticipated that residents of Ealing would benefit from a roughly proportional amount of the grant funding, approximately £983k.

Phase 3 of the Public Sector Decarbonisation Scheme

The Department for Business, Energy and Industrial Strategy (BEIS) launched the Public Sector Decarbonisation Scheme (PSDS) in 2020, delivered by Salix Finance. The council was successful in a funding award of £2.831m in Phase 1. The scheme was now in its third phase of funding, and the council had bid for funding to enable eight schools to receive energy retrofits in 2022/23, bid value £2,660,919; and the installation of ground source heat pumps in six sheltered housing blocks, bid value £5,996,719.

A small proportion of match funding was required for each bid, and this had been agreed with services as detailed in paragraphs 4a and 4b of this report.

The CEES committed to an ambitious target for 100% of council owned homes to contribute to zero carbon outcomes by 2023 (i.e., low energy lighting, low carbon heating systems, electric appliances, and low flow toilets) and for all Council owned homes to have an average EPC rating B (SAP points) by 2030. The CEES also committed the council to improving its own commercial portfolio (offices, centres, etc.) and managed schools to meet the net zero carbon target by 2030. This funding would allow the council to make progress toward these targets.

Phase 3 PSDS grants are available for capital energy efficiency and heat decarbonisation projects within public sector non-domestic buildings including central government departments and arm's length bodies in England. It had been confirmed that the retrofit of sheltered housing was allowable under the scheme. The scheme allowed Public Sector Bodies including eligible central government departments and their arm's length bodies to apply for a grant to finance up to 100% of the costs of capital energy saving projects that met the scheme criteria.

The council bid was based on energy efficiency audits on corporate buildings, including schools and sheltered accommodation. These were confirmed with the Strategy Property and Investment team as assets that would not be disposed of in the near term. The audit produced a costed plan for energy efficiency upgrades, and two PSDS bids were based on these plans.

The council was currently delivering Phase 1 of PSDS using the GLA and Local Partnerships RE:FIT framework (National Framework Agreement for Energy Performance Contracting). The current contract allowed the council to make a variation to extend works proposed in the Phase 3 bid.

The funding award was expected early in 2022, and delivery would be complete by March 2023.

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12. Proposed Youth Plan for Ealing and the transition of youth services from the Young Adult Centre in Park View Road, Southall to Dormers Hub in Longridge Lane, Southall.

Resolved

That Cabinet:

- i) notes and agree the overarching strategy for the Youth Service provision in the borough. This builds upon the previously agreed direction of travel for the service, and includes:
 - Refreshed strategy set out in the Youth Plan (Appendix B)
 - Explore a revised service delivery model, including a hub and spoke option
 - A need for a new permanent Youth facility in Southall replacing the current Young Adult Centre (YAC) in the medium to long term.
 - A temporary relocation of the current YAC provision in Southall to be delivered from the Dormers Hub facility with a 'spoke' facility at the Dominion Centre pending the identification of a permanent location.
- ii) approves the Youth Plan for Ealing as attached in Appendix B.
- iii) delegates authority to the Director of Children and Families to progress in further developing a detailed option appraisal on alternative delivery models for youth services in Ealing, which will meet the outcomes set on in the Youth Plan, following consultation with the Portfolio Holders and the Chief Finance Officer.
- iv) notes and agrees that there will a 12-week public consultation to engage with Young People and local communities to inform how Youth Services will be delivered from the Dormers site and the Dominion Centre in the interim and in which alternative location/s the service will be delivered from permanently. Following the consultation, the final decision will be made on the permanent location for the replacement of the YAC as set out paragraphs 3.5 -3.6 of the report.
- v) agrees in principle for a new permanent facility to be provided in Southall over the next 3 to 5 years (as outlined in paragraphs 3.8 – 3.9 of the report) at an indicative capital cost of up to £2.3m. This will require the Council to undertake a more detailed assessment and design of a new youth centre, including a value for money assessment.
- vi) notes and agrees in principle the temporary relocation of the current YAC provision to Dormers Hub site and the Dominion Centre, estimated to cost up to £0.300m. The capital growth required will form part of the 2022/23 budget process and subject to approval will be incepted into the capital programme next year. The spend profile of the funding is split equally between 2022/23 and 2023/24 with it fully being funded from the disposal of the current YAC site, subject to approval (see resolution viii) below). Any cashflow timings issue will need to be agreed with the Chief Finance Officer in order for the Council to agree alternative financing options and any associated revenue impacts such as temporary borrowing being made available in the short-term.
- vii) subject to the outcome of the consultation, delegates authority to the Director of Children and Families to undertake the necessary steps to procure and implement the necessary works for the temporary relocation of services at the Dormers Hub and

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the Dominion Centre, following approval and inception of growth within the capital programme.

- viii) notes and agrees in principle that once the youth service has relocated to a temporary location the existing site be redeveloped for the delivery of the Council priorities for housing as part of BLRP's GLA funded housing delivery programme and that a planning application be progressed on that basis.
- ix) delegates authority to the Executive Director of Place to;
 - a) Manage the existing YAC site within the Corporate Landlord function once the youth service has transferred.
 - b) Continue to work with Broadway Living BLRP to develop a proposal for the site in accordance with Broadway Living's approved business plan.
 - c) Develop a disposal strategy for the YAC site, including a best consideration assessment following consultation with the Portfolio Holders, the Chief Finance Officer and the Director of Legal and Democratic Services
- x) notes and agrees that a further report will be brought to Cabinet or the Housing Development Cabinet Committee (as appropriate) for approval to proceed with the redevelopment of the Park View Road site for housing by BLRP
- xi) delegates authority to Executive Director Children, Adults and Public Health and following consultation with the Portfolio holder for Fairer Start;
 - a) Progress in further developing a design for the new permanent option (as set out in 1.4 above) and undertaking a detailed option appraisal in relation to site and a detailed financial and operational viability assessment of the proposed scheme, following consultation with the Chief Finance Officer
 - b) Ensure Capital investment requirements are put forward as part of the annual budget process following sign-off by the Chief Finance Officer of the financial viability assessment including financing options.
 - c) Consult with young people on the design of the new facility.
 - d) Return to Cabinet following the consultation with an identified preferred location for a decision on the preferred location.

Reason for Decision and Options Considered

The decision in principle to relocate the youth service from the YAC site in Southall was made in 2016. Further feasibility work in relation to use of the site for affordable housing was considered and authorised as part the July 2018 Cabinet report on assets.

Following further feasibility work and further detailed consideration of the options the recommended option is that the service currently located at the YAC, Southall relocate to new facilities in Southall and that the service relocates temporarily to the Dormers Hub and Dominion Centre.

There was a need to consult with the community and young people regarding the permanent provision and delivery of youth services in Ealing generally.

The consultation would be through a public meeting presentation to young people and the community and an online survey for young people and the community. In both forums

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the permanent options would be put to young people and the community as would the proposed way the youth service would deliver its services in Ealing. The consultation would run for 12 weeks, and the results would be used to inform how youth services would be delivered across the Borough. Feedback from the consultation would be used as a part of the final decision-making process on the proposed location of a permanent youth centre. The results of the survey would be fed back to Cabinet.

The proposed arrangement would involve the transition of services from the current site of the YAC to a temporary report at Dormers Hub and the Dominion Centre. The relocation to Dormers Hub was put forward as a proposal in the initial 2016 report and the Dominion Centre has since been added to the proposal. Several sites for a temporary youth centre have been considered, but the Dormers Hub site is deemed to be the most suitable.

The temporary relocation process, inclusive of a more detailed review of a permanent facility, would require the allocation of capital funding, up to £0.300m which is anticipated to be financed from the capital receipt expected from disposal of the current site of the YAC, subject to the recommendation 1.8 above and matters noted at Section 6 below. Under these proposals, the existing YAC site would then become surplus and can be considered for alternative use or disposal.

As noted at Para 3.1, the current proposal as authorised by Cabinet in July 2018 is that the site would be redeveloped for affordable housing and subsequent discussion have been held with Broadway Living RP for the site to be disposed for this purpose. The site was listed in the November 2020 Cabinet report where the Broadway Living Business Plan was approved. The Council is continuing to work with Broadway Living to further develop these proposals and anticipate that Broadway Living will undertake further consultation ahead of a planning application. This will be the subject of a further report to Cabinet and/or HDCC as appropriate in due course and subject to achieving an acceptable offer.

The proposed permanent solution for the youth service is a purpose-built youth centre for young people, and the community. Options have been identified to date both are in Southall.

One first Southall option is in the area of Southall Park where several possible sites can be considered. This option would entail building a purpose-built youth centre which would include additional community facilities within the build. The site would be close to the open space of the park and close to the current YAC. This option would cost approximately £2.3 million pounds.

The second Southall option would see a purpose-built youth centre incorporated into a new development to be leased from the owner / developer once built. This would require less Council capital as the development plans would incorporate the youth centre at the

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start and construction costs would part of the developer's project costs and the youth centre would sit alongside other community facilities on the site. However, this option does mean the Council are dependent on the developer's timescales and would have to fit into an existing development without open space. There would be ongoing revenue costs payable under a lease.

Both options in 3.8 and 3.9 will form a part of the consultation process with the young people and the community. Other options will also be considered as feedback from the consultation process. Young people will be involved in the design of either centre to ensure it meets their needs.

This proposal separates the two parts of the wider proposals which would see the temporary relocation of the youth service to Dormers Hub and the Dominion Centre, freeing up the YAC site immediately for affordable housing. This temporary relocation would separate the dependency between these two projects.

In the establishment of a new permanent youth centre the business model on how the centre would best operate will also be revisited to maximise its use and income generation opportunities.

13. Date of Next meeting and vote of thanks

Resolved

- i) That Cabinet records its thanks to Paul Najsarek, Chief Executive, on his final Cabinet meeting as head of paid service, for his conduct in leading with great pride and great effect over the past six years.
- ii) That Cabinet notes that the next meeting of Cabinet would be held in January 2021 (date to be confirmed)

Councillor Peter Mason, Chair

Date

The duration of this meeting was 7pm to 7:32pm

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