

## **Minutes of the meeting of the Cabinet**

**Date:** Wednesday, 25 January 2023

**Venue:** The Liz Cantell Room, Ealing Town Hall, New Broadway,  
Ealing, W5 2BY

### **Attendees (in person): Councillors**

P Mason (Chair)

J Anand, J Blacker, D Costigan, S Donnelly, B Mahfouz, S Manro and K K Nagpal

### **Apologies:**

L Wall

### **Attendees (virtual): Councillors**

A Raza

### **Also present:**

J Gallant, G Malcolm

## **1 Apologies for Absence**

Apologies were received from Cllr Wall.

In accordance with paragraph 2.6(a) of the Constitution, the following Members addressed the Cabinet regarding the following items:

Item 7 - Environmental Enforcement Services Contract Extension

- Cllr Gary Malcolm

Item 12 – The Future of Warren Farm Sports Ground:

- Cllr Julian Gallant
- Cllr Gary Malcolm

With permission from the Leader/Chair, Samantha O'Connor of Hanwell Nature, addressed the Cabinet meeting with respect to Item 12 – The Future of Warren Farm Sports Ground:

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: Cllr Raza

## **2 Urgent Matters**

There were none.

## **3 Matters to be considered in private**

Item 7 - Environmental Enforcement Services Contract Extension contained a Confidential Appendix, A, excluded by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Item 8 - Housing Procurement Strategy contained Confidential Appendices A & B Strategy Report and List of Contracts excluded by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972

## **4 Declarations of Interest**

Cllr Blacker declared a non-pecuniary interest connecting to Item 12, The Future of Warren Farm Sports Ground.

Cllr Donnelly declared a non-pecuniary interest connecting to Item 9, Housing Revenue Account (HRA) 2023/24 Budget, 5-year MTFs and 30-year Business Plan

## **5 Minutes**

The minutes of the previous meeting, 7 December 2022, were discussed.

### **RESOLVED:**

That the minutes of the Cabinet meeting held on 7 December 2022 be agreed and signed as a true and correct record.

## **6 Appointments to Sub Committees and Outside Bodies**

There were none.

## **7 Environmental Enforcement Services Contract Extension**

### **RESOLVED:**

It was agreed that Cabinet:

1. Authorised the Strategic Director of Housing and Environment to extend the Contract made between Ealing, Barnet and Harrow Councils with Kingdom Services Group Limited dated 10 December

2020 for the supply of Report for: Item Number: 1 Page 29 Agenda Item 7 2 environmental enforcement services (“the Contract”) for 1 year from 1st February 2023 to 31st January 2024.

2. Authorised the Council to vary the Contract to have included a new provision which allowed additional environmental enforcement activities at an hourly rate by the Provider to support the enforcement activities under the Contract to an individual member authority with an approximate value not to exceed 10% of the original value of the Contract.
3. Authorised the Strategic Director of Housing and Environment to have undertaken a competitive procedure with negotiation (or such other appropriate procurement process as agreed with the Director of Legal & Democratic Services) for a contract for Environmental Enforcement services for a term of up to 3 years, with provision to extend for 2 further 12-month periods each (3 +1 +1) or such other period up to a total of 5 years as determined by the Assistant Director, Street Services following a soft market testing exercise.
4. If an acceptable tender was received, delegated authority to the Strategic Director of Housing and Environment to award the contract to the successful bidder to be commenced on 1 February 2024.

It was additionally noted that

5. That the Contract was a services contract and that its value was calculated as the total turnover for the Contract or over the duration of the Contract extension taking into account amongst other things the revenue from the payment of fees and fines under the Contract.

#### **REASON FOR DECISION AND OPTIONS CONSIDERED:**

6. In December 2020 the Council had entered into the Contract to build on the work of the in-house team by providing additional capacity to issue Fixed Penalty Notices (FPNs) in the borough in relation to littering enforcement (also covering dog fouling and spitting) and to fly tipping, to achieve zero tolerance principally in town centres and other high footfall areas. Kingdom delivered cost neutral environmental enforcement services to several Councils in London and across the country. The Contract was for 3 years with the option to extend for two additional individual years, and the Council decided on the value of extending the contract for a second individual year (which ends on 31st Jan 2023). Harrow had agreed to extend the Contract and also agreed to waive the requirement for 3 months prior written notice. Hounslow joined the Contract on 1st November 2021 and had also agreed to the extension and waiver.

7. The scope of services currently covered in the Contract included authority to issue fixed penalty notices for offences under
  - a. Environmental Protection Act 1990;
  - b. Clean Neighbourhoods and Environment Act 2005;
  - c. Dogs (Fouling of Land) Act 1990 and 1996;
  - d. Refuse Disposal (Amenity) Act 1978 and 1987
  - e. Anti-social behaviour, Crime and Policing Act 2014;
  - f. Highways Act 1980
  - g. London Local Authorities and Transport for London Act 2003
  
8. In addition to the standard littering and dog fouling offences, Ealing had used Kingdom officers to investigate fly tips throughout the borough. The Kingdom officers also investigated business compliance issues like commercial waste agreements and street trading licences. During the early stages of the Covid-19 pandemic, Kingdom officers were redeployed to enforce lockdown measures in parks and later to assist with traffic control around the recycling centres of Greenford and Acton when they reopened.
  
9. The littering enforcement income was operating with 70% of notices being paid. This activity provided a forecasted net operating surplus of £0.246m in 2023/24. With a high number of fixed penalty notices issued (average 800 issued per month), the number of cases where alleged offenders had not paid the fixed penalty notice, and therefore had to be pursued via the courts, was also high. Under the 'single justice system' it was possible for multiple cases to be heard in a single court session, so currently an average of 35 cases a month are heard at court, with a 99% success conviction rate.
  
10. Ealing proposed to extend the Contract for one year and amend the Contract to include the provision of additional environmental enforcement activities at an hourly rate by the Provider to an individual member authority. This may be additional uniformed patrols in a designated area or other activities in support of environmental enforcement.
  
11. The services delivered by Kingdom provided economically sustainable, cost effective and flexible environmental enforcement support to the Council whilst strengthening partnerships with participating boroughs. It was the view of Officers that the contract with Kingdom should be extended by one year in line with provisions.

## **RESOLVED:**

It was agreed that Cabinet:

1. Approved the Housing Procurement Strategy detailed within this Cabinet Paper.
2. Authorised the Strategic Director of Housing & Environment to, subject to compliance with Public Contract Regulations 2015 and the Council's Contract Procedure Rules, enter into short term contracts of up to 2 ½ years each up to value of £5m to replace or cover those contracts set out in Appendix B that have expired or are likely to expire prior to the implementation of the Housing Procurement Strategy. This will be following consultation with the Portfolio Holder for Genuinely Affordable Homes, Strategic Director of Corporate Resources and the Director of Legal and Democratic Services.
3. Where required, delegated authority to the Strategic Director of Housing & Environment to award contracts following the procurement procedure referred to in resolution 2

## **REASON FOR DECISION AND OPTIONS CONSIDERED:**

1. A recent review of contracts within Housing identified 23 contracts relating to the delivery of repairs, maintenance, compliance, and investment. A number of these contracts were short term and with a limited scope and were often difficult to manage effectively given the number of live contracts, the level of available resource, the lack of systems and processes in place and the requirement to regularly re-procure new contracts. In addition, the review identified a number of issues including:
  - a. Current contracts did not have standardised terms and conditions and contract periods are generally too short to foster good relationships and loyalty with contractors.
  - b. Often contractors were not all instructed under a formal contract; often this is informally based on a quotation and a Purchase Order only
  - c. Tender processes were not consistent and contract award tends to be based on the cheapest price, often resulting in inferior contractor performance, concerns over supplier competence and increased Officer time to manage and maintain the

- contracts.
- d. Specifications were non-standard, have been developed over time and do not necessarily comply with industry standards or best practice
  - e. Contractual Key Performance Indicators were not linked to Ealing Council's objectives, were not robust enough, and lacked enforcement options
  - f. Specifications were often produced by contractors, and this created the risk of excessive or over-priced work being instructed
  - g. Extensive use of spreadsheets and multiple systems to manage the contractual portfolio.
2. The review of the current contracts was completed by WT; a specialist procurement consultancy. As part of the review, the Council worked with WT to evaluate options and make recommendations for a new Procurement model for Housing. In developing and implementing the proposed Housing Procurement Strategy opportunities to procure joint contracts with Property Services will be considered, however given the different requirements of each service, opportunities for joint procurements will be limited and are likely to be focused on mechanical and electrical works and services.
3. In developing the Housing Procurement Strategy, the following options were considered:
- a. **Option 1 – Continue 'As Is'** – this option was discounted based on the results of the review and the issues identified.
  - b. **Option 2 – Procure Specialist Contracts for Each Service Area** - this option was discounted as although this would reduce the number of contracts housing would require, this would not address a number of the fundamental issues identified in the procurement and contract review.
  - c. **Recommended Option** – Housing and Property Services entered into separate sets of contracts for works and services but explore the option of combining Mechanical & Electrical contracts where service requirements are similar, such as lift servicing and maintenance.

## **year Business Plan**

### **RESOLVED:**

It was agreed that Cabinet:

1. Noted the HRA revenue and capital 2022-23 budget forecast based on the position at Q2 (Period 6).
2. Approved the proposed HRA revenue budget for 2023-24.
3. Noted the HRA 4-year indicative revenue budgets for 2024-25 to 2027-28.
4. Noted the HRA 30-year indicative revenue budgets for 2023-24 to 2052-53.
5. Approved the HRA 5-year Capital Programme from 2023-24 to 2027-28, for a total of £501.634m and approve the net additions to the value of £225.393m, which includes £2.944m for 2022-23 as shown within Tables 10 and 13, financed by HRA borrowing of £159.352m, capital receipts of £3.223m, revenue contribution of £4.293m, grants of £47.125m and Right to Buy receipts of £11.400m.
6. Agreed to the inclusion in the HRA Capital Programme (subject to GLA agreement) of three housing redevelopment sites at the former Northolt Grange Community Centre, Lexden Road, and Sussex Crescent which were previously part of the Broadway Living RP Tranche 2 programme approved by Cabinet in April 2022 and included in the GLA Homes for London 2016-2023 programme.
7. Delegated to the Strategic Director, Corporate Resources, the ability to appropriate land for the schemes, subject to Cabinet approval from the General Fund to the HRA.
8. Noted that Cabinet approved the acquisition of the affordable housing forming part of the Perceval House redevelopment by the Council's Housing Revenue Account (HRA) in December 2022 and to incept the scheme within the HRA Capital Programme up to £66.868m enabling the purchase of units to be funded from a combination of GLA grant, Right to Buy receipts and external borrowing which will be serviced through future rental income.

9. Delegated to the Strategic Director Corporate Resources, the ability to appropriate land for the scheme noted in 1.8 from the General Fund to the HRA
10. Noted that the HRA 5-year Capital Programme from 2023-24 to 2027-28 includes additional new investment to existing schemes of £50.606m, as shown in Tables 10 and 11, and the reprogrammed 2022-23 HRA Capital Programme reduces the investment to existing schemes by £6.375m as shown in Tables 10 and 12 of the agenda.
11. Delegated to the Strategic Director, Corporate Resources the ability to amend any funding source for any approved HRA capital programme scheme and any alteration to the profile for such schemes.
12. Noted the indicative 25-year Capital Programme for 2028-29 to 2052-53.
13. Approved a rent increase of 7% in line with the rent cap for all tenancies from April 2023, which equates to an average weekly rent increase of £8.31 in 2023-24, as permitted under the Government's current Direction in respect of rents for social housing.
14. Approved a corresponding increase in all service charges by 7% and a further £3 per week per property to address the historic under-recovery of tenant service charges.
15. Approved a Heating Charge increase that fully recovers the extraordinary increase in utility charges from April 2023.
16. Approved an increase in temporary accommodation (TA) hostel charges of 7% from April 2023 in line with the rent increase.
17. Noted the HRA reserves and balances for the 5-year MTFs and the maintenance of earmarked reserves of over £9m (revenue) and £3m (capital).
18. Approved the 2023-24 Fees & Charges schedules for HRA tenants and leaseholders.



## **REASON FOR DECISION AND OPTIONS CONSIDERED:**

1. The Local Government and Housing Act 1989 Section 76 required local authorities with an HRA to set a ring-fenced budget for the account which is based on best assumptions and avoids a deficit, and to keep the HRA under review.
2. The HRA covered revenue expenditure and income relating to the Council's own housing stock. It was ring-fenced from the Council's General Fund as required by the Local Government and Housing Act 1989, which specified the items that can be charged and credited to it. The account must include all costs and income relating to the Council's landlord role (except in respect of leased accommodation, for households owed a homeless duty, and accommodation provided other than under Housing Act powers). The Council had a legal duty to budget to ensure the account remains solvent and to review the account throughout the year.  
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3. The budget for 2023-24 had been developed from a review of the baseline budget, factoring in current revenue expenditure on Housing Services and capital investment to maintain, improve and expand the housing stock. As set out in the report, Housing Services were working within the financial parameters of the HRA to improve services to residents, and ensured all homes are as safe as possible and met the Council's responsibilities with regards to property safety. .
4. The HRA supported the Council's ambitious programmes for estate regeneration and the delivery of new, genuinely affordable homes to meet the range of housing needs in the borough.
5. Alongside the prudent use of HRA resources, Housing Services sought to maximise other available sources of funding to meet the Council's housing ambitions. The regeneration programme was supported by grant funding from the Greater London Authority (GLA). Sustainability initiatives such as retrofitting are creating opportunities to secure additional grant funding for improvements in the Council's stock, with matched funding from the HRA committed where necessary.
6. As a stock-holding authority, Ealing was legally required to operate an HRA. There were no plans at present to depart from the current overall organisational structure for HRA services, taking into account the formation of Broadway Living and its subsidiary Broadway Living R P (and the previous winding-up of Ealing's Arm's Length Management Organisation (ALMO) in 2012).

7. Options for more limited changes to service structures, delivery models, contract and procurement arrangements, and other elements of housing services were regularly identified and considered through performance reviews, new legislation, and other drivers. Any significant changes proposed by senior management in the course of 2023-24 would be progressed through Human Resources and governance structures.

## **10 Ofsted Focussed Visit October 2022**

### **RESOLVED:**

It was agreed that Cabinet:

1. Noted the outcome of the recent Ofsted Focused Visit to Ealing Children's Services looking at the local authority's arrangements for 'Front Door' services in Children's Services. There had been a sustained focus on 'Front Door' services by senior managers, elected members and partners which had resulted in significant and tangible improvement since the previous judgement inspection in 2019.
2. Noted the feedback from Mark Riddell on the rapid progress since his visit in November 2021 and the high-quality offer to Care Leavers in Ealing.

### **REASON FOR DECISION AND OPTIONS CONSIDERED:**

1. The Ofsted framework for inspecting local authority children's services "ILACS" Inspection was one of a cycle of inspections for all Local Authorities in England and Wales. This inspection gave a view on the quality of work to support and safeguard children and young people in Ealing. This inspection result was a positive endorsement of the improvement work undertaken since the ILACS in 2019 and supported the direction of travel.
2. The DfE Advisor for Care Leavers provided advice and guidance to Local Authorities seeking to improve their offer to Care leavers. The advisor first visited Ealing in November 2021 and noted significant progress since the 2019 ILACS Inspection. His return visit in December 2022 further endorsed the progress towards an Outstanding service to Care Leavers in Ealing.

## **11 Review of Housing Allocations Policy**

### **RESOLVED:**

It was agreed that Cabinet:

1. Approve the proposed changes to the Housing Allocations Policy.

**REASON FOR DECISION AND OPTIONS CONSIDERED:**

1. The Council's Housing Allocations Policy set out the rules which were used to award priority to applicants applying on the Housing Register, which assisted with the allocation of social housing in the Borough. Social housing includes the allocation to Council owned housing and nominations by the Council to accommodation owned by Registered Providers (formerly known as Registered Social Landlords or RPs). By law, every Local Authority must have a Housing Allocations Policy which was published and kept under review. The Housing Allocation Policy was important in meeting key objectives in various Council plans, including the Council corporate plan and the Housing and Homelessness Strategy.
2. The Council last reviewed and revised the current Housing Allocation Policy in 2012, taking into consideration the new powers within the Localism Act 2011 with some further small administrative updates in October 2013. The Act allowed the Council to take into consideration additional local housing priorities alongside the 'reasonable preference' criteria as defined in the Code of Guidance on Allocations. The reasonable preference categories include statutory homeless households; overcrowded households, households living in unsatisfactory housing conditions and households needing to move on medical and/or welfare grounds. There had also been government guidance on additional groups including Right To Move, Armed Forces and Domestic Abuse in recent years.
3. The demand for social housing had continued to increase year on year, as households had struggled financially after economic downturns, covid pandemic and the increased cost of living. Subsequently, it had become more difficult to move onto and up the property ladder, given the high cost of purchasing a property tighter, restrictions on being able to obtain a mortgage with interest rates beginning to rise after a period of being below 1%. This had led to increased demand for private sector housing, and consequently rents are now well above maximum Local Housing Allowance levels, which was the maximum amount of benefit payable. The supply of private rented accommodation especially for families were reducing, with c.35% less properties becoming available to rent than pre-covid periods and rent levels have increased by about 10% this year. Many landlords are leaving the PRS market with a more difficult tax regime and opting to profit from the high sale prices. Households on Universal

Credit are finding it increasingly difficult to rent privately and landlords not being easily able to obtain direct payments of the housing cost element had also caused landlords to leave the PRS market, whilst some have converted their accommodation to HMO type units and the 'exempt' accommodation market. All of these factors are impacting on supply and for many, social housing was the only available option for those wishing to remain in the Borough on an affordable rent and security of tenure.

4. At the end of August 2022, there were over 12,000 households with live applications on the Council's housing register, broken down by the primary priority bands of 261 applications in Band A; 324 applications in Band B; 5966 applications in Band C and 5561 in Band D. The number of applications on the housing register roughly grows by a minimum of 100 additional application per month once applications received and closed are resulted each month.
5. The availability of social housing lets had been reducing year on year. In 2011/12, the Council achieved 1,012 social housing lets, but by 2021/22, this had fallen to 526 social lets. The projection for 2022/23 was 611 lets, which was higher than the previous year as the post covid relets are turned around and a number of new build completions occur in year. Up until end of August 2022, there had been 248 social lets, which means that the actual lets are likely to be slightly lower than the projected 611 lets at year end as the months of December and January tend to be periods of low social lets.

## **12 The Future of Warren Farm Sports Ground**

### **RESOLVED:**

It was agreed that Cabinet:

1. Noted and agreed the proposal to declare part of the land at Warren Farm Playing Fields Windmill Lane Southall (indicatively shown hatched in dark green on Figure 7) in the ownership of the Council and Imperial College London as a Local Nature Reserve (LNR) (the proposed Warren Farm LNR) to support the delivery of the largest rewilding scheme in London.
2. Authorised the Strategic Director of Economy and Sustainability to agree final terms and enter into a 99-year Management Agreement with Imperial College London and Imperial College Healthcare NHS Trust regarding the proposed Warren Farm LNR to secure the future management of the proposed LNR by the Council.

3. Authorised the Strategic Director of Economy and Sustainability to determine the final respective boundaries of the proposed LNR and sports facilities following consultation with local interest groups.
4. Authorised the Strategic Director of Economy and Sustainability to apply to Natural England to designate the proposed Warren Farm LNR as a Local Nature Reserve in accordance with sections 19 and 21 of the National Parks and Access to Countryside Act 1949 (as amended) in collaboration with local user groups.
5. Authorised the Strategic Director of Economy and Sustainability to apply to Natural England to designate Jubilee Meadow, Blackberry Corner, Trumpers Field and Fox Meadows (as shown on the plan at Figure 9) as Local Nature Reserves in accordance with sections 19 and 21 of the National Parks and Access to Countryside Act 1949 (as amended) in collaboration with local user groups.
6. Agreed that the Strategic Director of Economy and Sustainability commissions a costed study for the provision of sports pitches on part of Warren Farm Sports Ground to support the need identified in the Council's adopted Indoor and Outdoor Sports Facility Strategy 2022-2031.
7. Authorised the Strategic Director of Economy and Sustainability to develop a fundraising strategy (including the application of any relevant S106 agreement payments) to support the investment in the provision of pitches at Warren Farm Sports Ground.
8. Authorised the Strategic Director of Economy and Sustainability to finalise the necessary documents required to carry out a marketing exercise for the site to include a Development Brief which accords with the strategy and principles for Warren Farm as set out in this report and to be informed by the costed study and fundraising strategy as confirmed at recommendations 5 and 6 of this report.
9. Authorised the Strategic Director of Economy and Sustainability to carry out a exercise to identify a suitable delivery partner for the site and, subject to the successful conclusion of this exercise, bring a

further report to Cabinet to recommend a Development Partner for the provision of the new playing pitches and ancillary facilities including changing rooms and car parking and to negotiate and finalise terms and enter into a Development Agreement with the selected partner organisation, on the basis of granting a long lease of up to 40 years.

10. Agreed to allocate a budget of £0.050m for any preliminary works associated with the management agreement / plan and any survey work.

11. Agreed to consider renaming Warren Farm Sports Ground following consultation with local interest groups.

It was additionally noted that

1. The necessary steps will be undertaken to register the unregistered land on Trumpers Field, Long Wood and Fox Meadow.

#### **REASON FOR DECISION AND OPTIONS CONSIDERED:**

1. Warren Farm Sports Ground was a key strategic multi-sport multi pitch priority site for the Council due to its location, size, and its capacity to meet growing demand for sporting activity. However, with the site having been out of use for community sport for some time, its potential re-instatement and rejuvenation for community sport would need to be correctly scoped, planned and delivered.

2. Having left the site to fallow for the last ten years, the Council needed to ensure that the sporting facility needs of local residents were met alongside the desire to accommodate accessible and high-quality open space on site for nature and biodiversity to continue to thrive. With the additional significant benefit of including the land immediately to the northwest of Warren Farm Sports Ground which was owned by Imperial College London and Imperial College Healthcare NHS Trust, to be incorporated into the area to be designated as a Local Nature Reserve.

3. Given the findings from the Sports Facility Strategy for the demand for football and cricket in particular, a viable case could be presented to enhance Warren Farm Sports Ground to meet the needs of Ealing residents for community sport. Given the capacity of the site (and the

surrounding land) there is the opportunity to provide formal and informal sports provision, co-located with high quality open space and nature reserve provision.

4. The pandemic had taught the Council that the need to provide high quality open space for sport and physical activity had become even more critical. Warren Farm Sports Ground presents the opportunity to combine high quality open space for sport and leisure, and local nature. There is a demand for additional outdoor sport and physical activity, which the site at Warren Farm Sports Ground had the capacity to provide alongside open space and nature reserve provision. This would help meet the needs across the whole of the local community and will enable the Council to reinstate this strategically important green space and community sports facility.
  
5. All of the potential configurations outlined in this report aimed to develop community sports facilities on the current Warren Farm Sports Ground, whilst still providing land for the local wildlife. The configuration recommended was considered to secure the best allocation of land for the respective proposed future uses based upon the strategic need for sports pitches and to minimise disruption to existing wildlife. This would need to be further tested as any project is progressed.
  
6. Warren Farm Sports Ground was a 24.8 hectares site located off Windmill Lane, Southall, UB2 4NE. The site was owned by Ealing Council and was designated as Metropolitan Open Land and Community Open Space and was Ealing's largest sports ground, previously used by multiple sports clubs within the Borough. The sports ground land was flanked by two areas of land owned by Imperial College (to the West) and the Earl of Jersey (to the East). Warren Farm Sports Ground previously provided 16 adult football pitches, 6 cricket pitches, 8 netball courts, and softball provision, as well as cricket nets and athletics facilities. These facilities were supported by changing facilities spread across 5 separate buildings. The playing fields and buildings were taken out of use for community sport approximately 10 years ago, in preparation for the redevelopment of the sports ground.

7. The current Ealing Indoor and Outdoor Sports Facility Strategy identified Warren Farm Sports Ground as a strategic multi-sport and multi pitch priority site. Strategic multi-sport multi pitch priority sports grounds are designated as Outdoor Sports Facilities and were primarily protected and maintained for sports use only with the presumption that the sites be developed in favour of outdoor sport to enhance existing activities and facilities. These were sites, which comprise of a number of pitches, and accommodate a range of sports, often used by a significant number of organisations and clubs. Pitches as well as ancillary facilities including changing rooms, toilets, social spaces and car parking, would be either maintained or developed to a standard acceptable for local clubs to play in organised leagues with Council owned facilities being available for pay and play as well as season long bookings. The user catchment for these strategic sites, located across the borough would include the wider West London area. Figure 1 highlights the site boundaries of Warren Farm Sports Ground. The Warren Farm Sports Ground boundary is highlighted by the red line. Meanwhile the blue boundary line indicates the land owned by Imperial College London.
  
8. The area that surrounds Warren Farm Sports Ground was characterised by a range of different land uses including residential, commercial, rural, and light industrial. The land immediately to the northwest of Warren Farm Sports Ground (marked 2 on the site map in figure 2) is owned by Imperial College London and Imperial College Healthcare NHS Trust, who have confirmed that they had no intention of using or developing this land and have agreed to enter into a 99-year Management Agreement with the Council to incorporate this landholding into a Local Nature Reserve.
  
9. To the southeast of Warren Farm Sports Ground there was a site, which was owned by the Earl of Jersey and was currently underutilised (marked 3 on the site map in figure 2). Beyond Warren Farm Sports Ground and the Imperial College site lies the predominately residential areas of Southall and Hanwell. The site's eastern boundary was formed by the railway (Brentford Branch Line) with its western boundary is formed by Windmill Lane.
  
10. Given the lack of use of the Warren Farm Sports Ground, the buildings were in extremely poor condition and were subject to notable



vandalism. The land across the site was overgrown and had become home to different types of wildlife. There were still some sporting facilities, including disused cricket nets and a jumping pit on the site. Although these could be seen on site, it is almost unrecognisable as a formal sports facility.

11. The site was currently identified as a Community Open Space and a Strategic Outdoor Sports Site under the London Borough of Ealing Green Space Strategy. It borders with Greenford Line green corridor to the northeast and Earl of Jersey's Field to southeast both have ecological value.

### **13 Date of the Next Meeting**

It was agreed that the next meeting will be held on Wednesday 22nd February 2023.

Meeting commenced: 7.00 pm

Meeting finished: 8.28 pm

Signed:

P Mason (Chair)

Dated: Wednesday, 22 February  
2023