

EXECUTIVE

Minutes of the meeting held on 9 August 2023 starting at 7.00 pm

Present:

Councillor Colin Smith (Chairman)
Councillors Yvonne Bear, Christopher Marlow and
Diane Smith

Also Present:

Councillor Simon Jeal

38 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Nicholas Bennett, Aisha Cuthbert, Kate Lymer and Angela Page. Councillors Bennett, Lymer and Page joined the meeting online.

39 DECLARATIONS OF INTEREST

There were no declarations of interest.

40 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 5 JULY 2023

RESOLVED that the minutes of the meeting held on 5 July 2023 (excluding exempt information), be confirmed as a correct record.

41 QUESTIONS

Ten questions for written response had been received and are attached at Appendix A.

42 LAND AT GODDARD ROAD, BECKENHAM BR3 4BN & THE COTTAGE, CHURCH HOUSE GARDENS BROMLEY BR2 0EJ & PARKFIELD REC LODGE, BROMLEY BR2 8DD - FREEHOLD DISPOSALS

The report had two focusses: the first being to seek approval to accept an offer received and recommended; and the second to seek approval to list two properties via auction at the reserve prices professionally advised and recommended.

The three properties to which the report related, listed below, were freehold interests held by the Council that had been identified as surplus to requirement and included in the disposal programme to generate capital

receipts to be ringfenced for works identified under the Council's Operational Property Review.

The properties were: Land at Goddard Road, Beckenham BR3 4BN; The Cottage, Church House Gardens, Bromley BR2 0EJ; and Parkfield Recreational Ground Lodge, Bromley BR2 8DD.

Land at Goddard Road, Beckenham BR3 4BN

A suitable offer for recommendation had now been received for the freehold interest of the property known as Land at Goddard Road, Beckenham BR3 4BN. The report sought approval to accept the recommended offer and to proceed with the transaction.

The Cottage, Church House Gardens, Bromley BR2 0EJ & Parkfield Recreational Ground Lodge, Bromley BR2 8DD

The freehold interest for both properties known as The Cottage, Church House Gardens and Parkfield Recreational Ground Lodge had now undergone prolonged marketing campaigns on a private treaty/ informal tender basis. The report sought approval to switch the method of sale and to dispose of the properties via auction utilising a reputable auctioneer and at the reserve prices recommended.

RESOLVED: That

- 1. Acceptance of the offer received for the Council's freehold interest known as Land at Goddard Road, Beckenham BR3 4BN be authorised and to proceed with the transaction.**
- 2. It be noted that details of the commercial terms of the offer being recommended for freehold disposal are commercially sensitive and therefore included within Part 2 of the report.**
- 3. Placing both the freehold interests known as, The Cottage, Church House Gardens, Bromley BR2 0EJ and Parkfield Rec Lodge, Bromley BR2 8DD to market via auction with a reputable auctioneer at the reserve prices professionally advised be authorised.**
- 4. The contents of this report be noted along with the specific recommendations in the Part 2 Report of the same title.**

43 PROCUREMENT STRATEGY FOR LEISURE CENTRE MAJOR WORKS PROGRAMME

Report HPR2023/044

In advance of the primary decision in October to proceed with major works at the Walnuts and West Wickham leisure centres, and subject to that decision, Executive were asked to approve the in-principle procurement strategy for the

procurement of a suitable contractor for the delivery of the project, including project management and works. This would allow preliminary procurement arrangements to commence which would support a reduced timetable for the overall delivery of the project and the potential for a formal Contract Award decision to be sought within the planned October 2023 report.

The report had been scrutinised by the Renewal, Recreation and Housing PDS Committee at its meeting on 7 August 2023 and the Committee had supported the recommendations.

RESOLVED: That

- 1. The intent to seek formal decision by October 2023 on proceeding with the Walnuts and West Wickham Leisure Centre project, including scope of works and agreed budget, be noted.**
- 2. The in-principle procurement strategy set out in Option 1 (paragraph 3.10 of the report) for the delivery of the Walnuts and West Wickham Leisure Centre project by utilising a compliant framework to appoint a suitable delivery partner to deliver the project, including required works be approved.**
- 3. It be noted that any formal award of contract arising from the in-principle procurement strategy will still be subject to Executive decision and will not proceed except alongside, or subsequent to, the primary decision to proceed with the project as per (1) above.**

44 CHANGING PLACES TOILETS ROUND 2 FUNDING

Report HPR2023/045

The Council had been successful in the second round of DLUHC Changing Places funding and awarded a further £185k to be spent on installing two Changing Places facilities in the borough.

Officers were seeking formal approval to accept and spend the grant monies in line with the parameters of the grant funding.

The report had been scrutinised by the Renewal, Recreation and Housing PDS Committee at its meeting on 7 August 2023 and the Committee had supported the recommendations.

RESOLVED: That

- 1. The allocation and spend of the Changing Places Fund grant monies which total £185k be approved, in line with the interventions set out in the funding application and within this report, to enable the delivery of two further Changing Places facilities across the borough before 31 March 2024.**

2. **The distribution of funds to MyTime Active and to the Metropolitan Police Hayes Sports Club be approved to deliver Changing Places facilities at Biggin Hill Leisure Centre and The Warren subject to signed management and maintenance agreements.**
3. **Authority be delegated to the Director of Housing, Planning, Property and Regeneration, in consultation with the Portfolio Holder for Renewal, Recreation and Housing, to agree any changes to the delivery of Changing Places programme within the boundaries of the grant funding available and legal contract with DLUHC.**
4. **A funding application for any additional funding rounds announced by DLUHC where suitable locations can be found and secured with no ongoing revenue costs be approved.**

45 OPR - AWARD OF CONSTRUCTION CONTRACT FOR SAXON CENTRE (AGE CONCERN) (PART 1)

Report HPR2023/046

Executive were asked to approve the award of a construction contract to implement essential repair and maintenance works as approved within the Operational Property Review report dated 30th November 2022 on 12th December 2022 at a meeting of full Council.

Executive were also asked to approve the accelerated delivery of these works in advance of the OPR's main programme of works to enable continued operation of Age Concern's facility.

RESOLVED: That

1. **The award of a construction contract to the building contractor referred to in Part 2 of the report to carry out essential repair and maintenance works to the Ground Floor and external areas of the premises at the Saxon Centre, Orpington comprising heating, electrical works, fire alarm, window replacement, health & safety, building regulations compliance and other general building works be approved.**
2. **The expenditure to be funded from the Adult & Day Centres and Care Homes budget within the OPR be approved.**
3. **The allocation of a contingency budget and other associated delivery costs which if utilised will be funded from the available budget within the Adult & Day Centres and Care Homes be approved.**

4. **The execution of this contract which will be in the JCT Intermediate Form of Contract (IFC) with Contractors Design Portions 2016 as amended form with the benefit of a performance bond and collateral warranties be approved.**
5. **The commencement of these works which are scheduled to take 6 weeks to complete following a 1-month mobilisation period be approved. Subject to execution of the construction contract and possession of the ground floor from Age Concern the works are anticipated to commence in September 2023 for completion by November 2023.**

- 46 **LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006 AND THE FREEDOM OF INFORMATION ACT 2000**

RESOLVED that the Press and public be excluded during consideration of the items of business referred to below as it is likely in view of the nature of the business to be transacted or the nature of the proceedings that if members of the Press and public were present there would be disclosure to them of exempt information.

**The following summaries
refer to matters involving exempt information**

- 47 **EXEMPT MINUTES OF THE MEETING HELD ON 5 JULY 2023**

The exempt (not for publication) minutes of the meeting held on 5 July 2023, were confirmed as a correct record.

- 48 **PART 2: LAND AT GODDARD ROAD, BECKENHAM BR3 4BN & THE COTTAGE, CHURCH HOUSE GARDENS BROMLEY BR2 0EJ & PARKFIELD REC LODGE, BROMLEY BR2 8DD - FREEHOLD DISPOSALS**

The Executive considered the report and agreed the recommendations.

- 49 **PART 2: OPR - AWARD OF CONSTRUCTION CONTRACT FOR SAXON CENTRE (AGE CONCERN) (PART 2)**

The Executive considered the report and agreed the recommendations.

The Meeting ended at 7.30 pm

Chairman