

**CITY OF WESTMINSTER**

**COMMITTEE OF THE CABINET MEETING**

**MINUTES OF PROCEEDINGS**

At a meeting of the **Committee of the Cabinet** held on **Wednesday 26 July 2006** at 6pm at City Hall, Victoria Street, SW1.

**Present:** Councillors Sarah Richardson (Chairman), Colin Barrow and Sir Simon Milton.

**Also present:** Councillors Brahams, Grahame and Mitchell.

**1. INTRODUCTION BY THE CHAIRMAN**

1.1 The Chairman welcomed all present to the meeting.

**2. DECLARATIONS OF INTEREST**

2.1 No interests were declared by Members or Officers.

**3. BUILDING SCHOOLS FOR THE FUTURE – PIMLICO SCHOOL COMMUNITY FACILITIES AND PROPERTY ISSUES** (see report of the Director of Building Schools for the Future – agenda item 4)

3.1 The Chairman agreed that a memorandum prepared by the Federation of Pimlico Residents Associations (Pimlico FREDA) be tabled at the meeting.

3.2 The Assistant Director, Building Schools for the Future (BSF), introduced a report updating Members on outstanding issues in relation to Westminster's BSF Programme; including the revised procurement timetable and the business justification for the inclusion of community facilities as an integral part of the Pimlico School replacement. Following a meeting of Cabinet on 12 June 2006, business cases had been prepared for the three identified community uses, a public library, adult education centre and a youth one-stop facility. As a result, the Committee was informed that a robust case existed for a public library and an adult education centre. However, whilst the need to replace the existing South Westminster One Stop youth facility was accepted, further options for re-providing that service would be considered in due course as this proposal did not sit comfortably with the other proposals.

3.3 The cost of the community elements of the scheme was estimated to be approximately £4.1m, to be partly offset by income from disposal of around £1m. Potential revenue implications had also been identified but a case for these would be brought forward once the plans had been worked up and costed further.

- 3.4 The Committee was also informed of proposals for lease arrangements for Council-owned sites forming part of the BSF programme. It was noted that the plans for St Marylebone School involving the development of a sixth form centre and arts/design technology building at the Blandford Street site owned by the City Council, required approval to enter into appropriate long term leases with the School's Trustees. It was further noted that the BSF Business case indicated that the nearby Moxon Street car park might be used to relocate the St Vincent's primary school roof-top playground during building works, requiring appropriate agreements to be entered into with the primary school.
- 3.5 The Committee noted the above and asked officers to respond to the memorandum tabled by Pimlico FREDa. The Director of Libraries acknowledged the need to ensure community consultation with regard to the design and uses for the library in the re-location proposals. However, he was of the opinion that the new location would allow a superior library service to be provided, primarily on account of the additional space which would be available, and that its distance from the Pimlico tube station was only a few hundred yards further away than the distance from the current library. Furthermore, although the new library would be integrated into the school building design, it would have a street level entrance, separate from the school entrance. The Committee concurred with the officer view but requested that the second report recommendation be amended to ensure that the use and design issues of the community facilities on the redeveloped Pimlico School site be finalised following public consultation.
- 3.6 The Director of Finance and Information, Westminster Adult Education Service (WAES), informed the Committee that the majority of service users relied on public transport to attend classes and that the proposals were therefore unlikely to contribute to existing traffic and parking problems in the area. It was noted that the final outcome of the WAES re-development strategy was for the service to operate from one main centre with three or four satellite centres, as opposed to the seventy different sites used at present. However, the reduction in sites would not necessarily generate significant income for the Council. The Chairman noted that whilst the Ebury Centre was likely to be disposed of at some point in the future, it might be difficult to charge commercial rent as the Centre was not Disability Discrimination Act (DDA) compliant.
- 3.7 In response to a question from Councillor Barrow, it was noted that there were revenue implications arising from the capital investments required for the proposals and that the revenue growth would be reflected in the Corporate Finance provision for the funding of the capital programme. It was further noted that the Farmers Market was unlikely to be displaced on account of the Moxon Street car park proposal, as it did not require use of the entirety of the site. However, there would be an annual revenue impact in respect of the temporary use of the car park that could be up to £100,000 per year during the 2008-09 and 2009-10 financial years.

3.8 Members were informed that the revenue costs of the integrated library service would be split between the Council and Pimlico School via an annual agreement on the splitting of costs, that would be drawn up on the basis of existing models of best practice. Should the school be granted Trust status, the site would transfer to the school and the Council would need to agree terms for the continued occupation of the community facilities.

3.9 **RESOLVED:** That:

1. The position relating to the publication of the BSF OJEU notice and the BSF procurement timescales be noted.
2. The inclusion of shared use community facilities on the redeveloped Pimlico School site as part of the BSF programme be approved, to be included within the BSF procurement process, with use and design issues to be finalised following public consultation.
3. The relevant capital expenditure for the scheme, currently estimated at £3.1m (net), be included within the amount available for new schemes under the Council's capital programme, as part of the financial remit agreed by Cabinet on 10 July 2006.
4. The Director of Property and Strategic Projects be authorised to agree terms for the occupation by St Marylebone School of part of the Blandford Street premises, in consultation with the Cabinet Member for Children's Services and, subject to that authority, that the Director of Legal and Administrative Services be authorised to do everything necessary to conclude such agreements accordingly.
5. That the Director of Property and Strategic Projects be authorised to agree terms for, and the Director of Legal and Administrative Services be authorised to conclude, all such necessary agreements for, St Vincent's Primary School to use part of the Moxon Street site, pending the redevelopment of the Blandford Street premises and for the School's future occupation of those premises.
6. That it be noted that there may be revenue cost implications of up to £100,000 per annum in respect of car parking income through the use of the Moxon Street site, during 2008-09 and 2009-10, subject to approval through the Council's business plan processes.

#### **Reasons for Decisions:**

Indicative capital funding allocations for community uses as part of the Pimlico School site redevelopment need to be determined so that they can be advised to prospective bidders as part of the BSF procurement process. Similarly, the principles underpinning the long-term lease of the Blandford Street site need to be determined and discussions initiated, to ensure their completion within BSF timescales.

#### **4. END OF MEETING**

4.1 The meeting ended at 18:31pm.

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Chairman

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Date