

Open Agenda



Cabinet

Tuesday 31 October 2017
4.00 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London
SE1 2QH

Supplemental Agenda No. 1

List of Contents

Item No.	Title	Page No.
21.	The Outcome of the Consultation Exercise on changes to Day Centre Provision at Queens Road and Riverside and the Development of a Disability Hub To note the responses to the consultations carried out and the equality impact analysis. To consider the information within the report and appendices and to agree to adopt the proposal to develop a disabilities hub at Southwark.	1 - 93
22.	Aylesbury Estate: Community facilities at Plot 18 Delivery To note the current position in relation to the delivery of the new homes and range of community facilities at plot 18. To resolve to make a compulsory purchase order under section 226 (1) of the Town & Country Planning Act 1990.	94 - 111
23.	Aylesbury Estate: Approved premises facility (APF) delivery To note the current position in relation to the delivery of the approved premises facility at plot 4 within phase 2 of the Aylesbury Estate. To resolve to make a compulsory purchase order under section 226 (1) of the Town & Country Planning Act 1990.	112 - 134

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Date: 23 October 2017

Item No. 21.	Classification: Open	Date: 31 October 2017	Meeting Name: Cabinet
Report title:		The Outcome of the Consultation Exercise on Changes to Day Centre provision at Queens Road and Riverside and the development of a Disability Hub.	
Ward(s) or groups affected:		All wards	
Cabinet Member:		Councillor Richard Livingstone, Adult Care and Financial Inclusion	

FOREWORD - COUNCILLOR RICHARD LIVINGSTONE, CABINET MEMBER FOR ADULT CARE AND FINANCIAL INCLUSION

When the council agreed its budget in February, it agreed to review day care provision for people with learning disabilities and to develop options for alternative provision. This work has made clear that the borough has more day care spaces for people with disabilities in the borough than future demands require.

The council has therefore developed a proposal for a Disability Hub in the borough, providing both day care and other services such as information, advice and guidance, IT and social space for people with disabilities, to better meet the needs of people with all disabilities – both learning disabilities and physical. Given the high quality of the facilities already available at the Southwark Resource Centre, this has been identified as the best facility for such a hub. This location will enable the hub to ensure that people with learning disabilities have better facilities available to them than they receive currently and provide them with more diverse opportunities.

The hub would not be the only provision for people with learning disabilities in the borough: the Camden Society will continue to operate the popular Riverside Centre and other organisations, such as Bede, will continue to run programmes that serve this section of our community.

However, given that the change is likely to lead to the closure of the Queen's Road centre, also operated by the Camden Society who previously leased the building from the council, it is important that we consulted with service users, their families and carers and the community as a whole to ensure that such a change would better meet the needs of service users whilst ensuring that no-one's safety would be compromised.

It is clear from the feedback from the consultation that many people value current services. Nevertheless, it is also clear that the current status quo is not sustainable given continuing budget cuts and the fact that people with learning disabilities are now often choosing to spend their personal budgets on options other than day care.

After careful consideration of the consultation feedback, it is clear that the proposal to establish the Disability Hub is one that is both safe and improves services, whilst also providing the long-term sustainability of services that people with learning disabilities deserve.

This report therefore recommends that cabinet agree to implement the Disability hub proposals.

RECOMMENDATIONS

1. To note the responses to the consultation conducted between 26 June 2017 and 7 August 2017 on the proposal to develop a 'Disabilities Hub' for people in Southwark as set out in this report and in Appendix 1.
2. To note the responses to the further consultation conducted between 19 September 2017 and 17 October 2017 on the proposal to develop a disabilities hub for people in Southwark and the ending of the lease for Queens Road day centre as set out in this report and in Appendix 2.
3. To note the equality impact analysis set out in Appendix 3.
4. To consider the information contained within this report and its appendices, and to agree to adopt the proposal to develop a disabilities hub at the Southwark Resource Centre including the provision of structured day services for people with learning disabilities at the Southwark Resource Centre.
5. To note that the development of the disability hub is likely to result in the services provided by the Camden Society at Queens Road day centre no longer being required; and that a subsequent report will consider the future use of the building at Queens Road and the proposal to use it for Southwark services and staff.
6. To note that individual service users assessments for all existing Queens Road service users have identified that all needs can be met via alternative provision and services in Southwark, including services to be provided by the disabilities hub, Riverside day center and other community based support.
7. To note that the council has offered the Camden Society a new 20 year lease on the Riverside day centre, in Bermondsey so that they can continue day centre provision for people with learning disabilities in Southwark.

BACKGROUND INFORMATION

8. The Care Act 2014 created some new obligations for local authorities. It remains the responsibility of the council to assess the needs and determine the eligibility of individuals who may have a need for care and support or their carers. The local authority must also continue to help to plan how eligible needs will be met through the preparation of a care or support plan. In addition the Care Act placed an express duty on local authorities to ensure that information and advice is available to local people including information about the care and support system locally, how to access care and support, the choice of types of care available in the area and with information about how the care system operates.
9. In Southwark many individuals with disabilities have some of their needs met by attending a day care service, either run by the council or by an independent organisation and paid for from their personal budget. Currently the Camden Society, an independent charity, provides day care services for people with learning disabilities at the Queens Road day centre and at the Riverside day centre. These properties are owned by Southwark council which had granted

leases to the charity to use for the purpose of providing a day centre. These leases are now at an end. The council considers that the building at Queens Road is no longer suitable for use as a day centre and it also has other services that it wishes to provide at this site.

10. In 2015, the council launched the Southwark Wellbeing Hub with a focus on servicing adults with mental health issues. The intention is that the Wellbeing hub forms part of a larger hub model for adult care services which includes hubs for older people, people with physical disabilities and learning disabilities, and also carers.
11. It is our view that the hub model is better placed to meet the wide ranging issues that Southwark residents have, and also provides a more sustainable model than is currently being delivered. We believe that it also provides a better model for preventing, delaying and reducing the onset of needs, and also meeting some needs, including building based day services, with the delivery of joined up (and better coordinated) information, advice and support.
12. The council is therefore proposing to establish a disability 'hub' for people with disabilities, their families, carers and members of the wider community whose lives are affected by disability.
13. It is proposed that the hub will provide two different types of services. The first is a free service where people affected by disability can obtain information and advice. The second part of the hub would provide structured day support and activities similar to those provided at Queens Road for people with more complex disabilities and who are assessed to need this type of support.
14. The council owned and operated Southwark Resource Centre, in Walworth, has been identified as the preferred site from which to operate the hub. The service currently provides reablement, day care services, respite and long-term support for adults with physical disabilities. It is designed to provide specialised care for those with complex care needs, whilst offering support to service users to live as active citizens in their community.
15. Although the centre's current focus has been geared toward people with physical disabilities it would only require minor alterations to enable people with learning disabilities to access services similar to those currently provided from Queens Road.
16. Based on identified capital works costs, the council considers that the most cost effective option to ensure the suitability of buildings is appropriate to accommodate the existing Queens Road service users needs, is the progression of any minor alterations required to the Southwark Resource Centre at a cost of approximately £40,000; as opposed to the approximate £1.3m capital requirement to maintain Queens Road as a day centre, or expenditure of approximately £175,000 to undertake recommended (increasing by approximately £210,000 to include desirable work) that would be required if works were undertaken at Riverside only.
17. Southwark Resource centre was built with a capacity of up to 100 people; however, the current utilisation of the building is significantly below this. Opportunities exist to make better use of the available space and facilities and to

prove a dedicated structured day service to people who need to access building based day services

18. By increasing the use of Southwark Resource Centre and offering a wider range of services, including a structured day service for adults with learning disabilities, the council would be able to achieve greater value for money from the service for Southwark residents and service users, and ensure high quality and sustainable services are available for people with learning disabilities.
19. Developing the service further to include the provision of access to information and advice to all people whose lives are affected by disability, whether eligible for adult social care services or not, would also enhance the council's ability to provide people affected by disability with information about care and support arrangements, including how the care system operates; the care and support choices they have; how to access this support and how to raise safeguarding concerns.
20. The location of these services together is what is referred to as a 'disabilities hub' which could act as a central place for the community to better navigate and access disability support services.
21. Additionally, many people whose lives are affected by disability, including those with learning disabilities, share a common need for access to services and supports that are not exclusive to their primary learning or physical disability need. For example, many people with learning disabilities have comparable support needs to individuals with physical disabilities and benefit from access to similar support. Or, for carers caring for an individual with a disability, the requirement to understand the social care system and how it works can be the same, regardless of the type of disability the person they care for has.
22. Bringing these services together in one place, with specialisms and services appropriate to address a wider range of needs, is considered the most effective and efficient way to provide and protect services into the future.
23. The availability of other day services and providers able to support individuals with learning disabilities during the day, including the Riverside day centre, further ensures a sufficient range of services available for people with learning disabilities who are able to access activities across the borough.
24. All individuals eligible for adult social care services will continue to receive personal budgets that are sufficient to meet these needs and have access to a range of methods of purchasing this support. This could be via a self or third party managed direct payment, where an individual or their support hold their own budget and directly pay for their own support, or through the council arranging services.
25. Any change to services will be carefully planned and managed. All individuals currently attending the Queens Road day centre will be assisted to develop a support plan, with their families and carers, which sets out how a persons needs would be met.
26. A plan will be developed for each individual to ensure that the appropriate support is in place to manage any change. This could include transition visits to new services, considering how to ensure established relationships are

maintained, ensuring new support staff are trained and have the opportunity to work with an individual as part of a transition, or staff shadowing between services.

27. Through a programme of service users assessment, alternative provision has been identified that could meet the needs of those who attend the Queens Road day centre. Up to 10 individuals currently accessing the Queens Road Day Centre have been identified as requiring ongoing accessible and adapted building based structured day services due to the complexity of their needs; such as adapted changing spaces, including hoisting and adapted bathing facilities, to undertake personal care, or preparation of specialist meals and support with eating and drinking.
28. The council has offered a new, 20-year lease of the Riverside Day Centre building to the Camden Society so that it can continue to provide day centre services from that site, as well as additional capital funding to upgrade and enhance the services offered from the site.
29. This proposal was subject to a six week consultation on the 'development of a disabilities hub for people in Southwark' between the 26 June 2017 and 7 August 2017.
30. The consultation was informed via the development of a Consultative Stakeholder Group, with representation from families/carers, service users and staff representatives of Southwark Resource Centre and The Camden Society.
31. The consultation identified a target audience of people whose lives are affected by disability and those who support them, as well as wider community members.
32. In order to ensure these views were heard a combination of information sessions, workshops, postal surveys to 245 day centre service users, e-mail distribution to 97 disability service providers and publication of the consultation on the council's 'My Southwark' on-line consultation tool was adopted. The consultation was also promoted on the council's 'Local Offer' web pages and Twitter network. A programme of consultation activities is provided below:

Date	Activities
30 th March 2017	Invitation to Southwark Resource Centre and The Camden Society to seek representation from the day centres, including existing service users, families/carers, to participate in a consultative stakeholder group to develop a Disability Hub.
24 May 2017	Introductory meeting of the Consultative Stakeholder Group attended by families/carers, service users and staff representatives of Southwark Resource Centre.
25 May 2017	Introductory meeting of the Consultative Stakeholder Group attended by representatives from Queens Road and Riverside Parent and Carers group, service users and staff representatives of The Camden Society.
14 June 2017	Joint Consultative Stakeholder Group meeting attended by families/carers, service users and staff representatives of Southwark Resource Centre and The Camden Society.
26 June – 7 August	Formal Public Consultation on the proposal to develop a Disability Hub opens.
26 June 2017	Consultation questionnaire live on Southwark consultation hub, including a downloadable 'Easy Read' version with access to free translation and interpretation services.
28 June 2017	Distribution of letters and information with Easy Read alternative posted to Queens

Date	Activities
	Road Day Centre service users - 46 recipients.
28 June 2017	Distribution of letters and information with Easy Read alternative posted to Riverside Day Centre service users - 106 recipients.
27 June 2017	Distribution of letters and information with Easy Read alternative posted to Bede Day Centre service users - 33 recipients.
27 June 2017	Distribution of letters and information with Easy Read alternative posted to Southwark Resource Centre service users - 60 recipients.
5 July 2017	Consultation publicised on Southwark Local Offer website and via Southwark Council's Twitter pages.
11 th July 2017	Consultation proposal presented at the Parents and Young People Consortium meeting.
29 June 2017	Consultation proposal presented to Service User led group at Southwark Resource Centre.
29 June 2017	Consultation distributed to providers of Disability services with link to Consultation Hub web pages - 97 organisations contacted.
2 August 2017	Disabilities Hub Consultation Workshop event for providers of Disability services delivered in partnership with Community Southwark - 20 attendees.
Week commencing 31 July	Telephone consultation follow up with family carers with cared for person living at home who were identified by the Consultative Stakeholder Group as being less able to have time to complete consultation - 18 follow-up calls.
7 August 2017	Public consultation on the proposal to develop a Disability Hub closed.

33. The analysis of the responses received to the consultation is set out in Appendix 1 ‘Consultation Summary Outcome Report: Proposal to Develop a Disability Hub’. The key outcomes are included within this report.
34. The analysis of the responses expressed three key concerns, primarily from service users, family members and carers of service users attending The Camden Society run day centres at Riverside and Queens Road. These were that:
- i. Sufficient opportunity had not been given to object to the closure of the Queen’s Road day centre
 - ii. Not enough information had been provided about what the Disabilities Hub would look like
 - iii. The development of the disabilities hub would lead to the closure of the Riverside day centre
35. Because of this, the council extended the consultation to provide additional information to clarify its intentions and to provide further opportunity for service users, families and carers of those attending the Riverside and Queens Road day centres to respond to the council’s plans.
36. A further four week targeted ‘consultation on the proposed development of a disabilities hub for people in Southwark and the ending of the lease for Queens Road day centre’ was released on 19 September 2017 and closed on 17 October 2017.
37. The second consultation document was sent directly to combined total of 211 service users, family members and carers of those attending the Riverside and Queens Road day centres across 165 households. To ensure receipt, the consultation documents were sent by Royal Mail guaranteed special delivery, with free-post return addressed enveloped provided. Hard copy consultation documents were also made available at both the Queens Road and Riverside

day centres, again with free-post return enveloped provided. The consultation documentation was sent electronically to the Camden Society and Camden Society parent carer group representatives for further distribution to the target audience. Social work support was offered and provided where requested to support completion of consultation documents, and an ‘open day’ held at Southwark Resource Centre.

38. The analysis of the responses received to the further consultation is set out in Appendix 2 ‘Further Consultation Summary Outcome Report: Proposed to Development of a Disability Hub for people in Southwark and the ending of the lease for Queens Road day centre’. The key outcomes are included within this report.

KEY ISSUES FOR CONSIDERATION

39. The council’s intention is that the development of a disabilities hub for people in Southwark including the provision of a structured day service from this site will :
 - Enhance the way the council meets its duties under the Care Act 2014 and in particular better facilitate the provision of information and advice from a central hub
 - Enhance the service offer and make good use of the high quality Southwark Resource Centre which is purpose built for these services.
 - Improve the quality and level of provision available to people with learning disabilities, their families and carers in Southwark
 - Ensure the ongoing sustainability of services for people with disabilities, their families and carers in Southwark, and
 - Support the Camden Society to continue to provide day services from the Riverside day centre site.
40. If the recommended changes are adopted, then it is likely that the lease between the council and the Camden Society for the provision of day care services at Queens Road will not be renewed. This is because there would no longer be any requirement for provision of day centre services from that site as equivalent services could be provided from the disability hub at the Southwark Resource Centre. It follows that existing service users attending the Queens Road day centre would experience a change of service; either relocating to the Southwark Resource Centre or accessing alternative provision within the borough, including the Riverside day centre.
41. The impacts of the proposed changes on the groups affected are set out in this report and in detail in the “Equalities Analysis” Appendix 3.

Policy implications

42. Southwark’s vision for adult social care is to enable people with care and support needs and their carers to live healthy, independent and fulfilling lives in their community. To achieve this Southwark seeks to put the wellbeing and safety of people with care and support needs at the centre of its work and to work to prevent, reduce and delay the need for care and support through personalised health and social care services and the provision of information and advice. This vision is underpinned by Southwark’s Five Year Forward View, A Local Vision for

health and social care 2016/7 – 2020/21. Where appropriate the council is seeking to deliver this vision through the development of a hub model for adult care services including hubs for older people, people with physical and learning disabilities and carers.

43. The proposed changes are consistent with the requirements of and changes to the law introduced by the Care Act – in particular the duties to prevent or delay the development of needs for care and support and to ensure that information and advice is available to local people including information about the care and support system locally, how to access care and support, the choice of types of care available and with information about how the system works.
44. The recommendations within this report are underpinned by the principle of ensuring equitable access to services for people with disabilities, their families and carers and ensuring services are protected for those most in need.

Consultation on the proposal to develop a disabilities hub for people with disabilities in Southwark

45. The Council received 191 completed responses to the first stage of the consultation. Of these, 66 responses were received from those service users contacted directly by post, representing a response rate of 27% for this group. An additional 3 responses were received from service users attending the Riverside day centre who did not receive the hard copy consultation, equating to a total service users response rate of 28%.
46. A further 5 responses were received from ‘other’ service users and 117 responses were received from carers, family members, friends and others.
47. Of the 3 questions put forward, more people disagreed than agreed with the proposal.
48. Question 1 “Do you agree with the proposal to develop a hub for people with disabilities in Southwark?” 82% of responses disagreed with the proposal.
49. Question 2 “Do you think your need will be met if the change went ahead?” 88% of responses did not think their need would be met.
50. Question 3 “Do you agree that the Southwark Resource Centre would be an appropriate location for the Hub?” 84% of responders disagreed.
51. In total, 179 of the 191 responses received came from service users, family members and carers. Over 50% of the responses received from service users were from service users attending the Riverside day centre.
52. Responses from carers/family members did not always indicate the centre attended by the person they care for, although the majority of comments appear again to have been received from carers or family members of service users attending the Riverside day centre.
53. It was also identifiable that a number of family members had responded individually about, or on behalf of, a person attending Riverside day centre; as a public consultation these responses are welcomed and have been analysed equally. However, it is noted these responses will have resulted in a higher

proportion of comments being received relating to individuals accessing the Riverside day centre.

54. Against all questions, service users from the Riverside day centre were 85% or above against the proposal, this increases to 95% and above for family members and carers.
55. In most cases, the comments and feedback received indicate that this was due to a mistaken perception that the development of a disabilities hub would lead to the closure of the Riverside day centre or withdrawal of services from those who currently attend the centre.
56. Other responses to individual questions presented a spectrum of opinions. However, an analysis of the consultation comments identified nine key themes for areas of concern and four themes for areas in support of the proposals.
57. A full analysis of these comments and themes and Adult Social Care response is provided in Appendix 1. The key concerns have been provided below, along side a brief response.

Theme: Concerns/objection	Response / Mitigations
Concerns that there was not enough available information to enable a response in support of the hub to be given.	<p>Additional information about the hub was provided within the further consultation documentation. We explained that:</p> <p>The hub is proposed to provide two different types of services. The first is a free service where people whose lives are affected by disability can access information and advice, short-term support, and/or be signposted to other statutory and non-statutory services that are available to support them.</p> <p>The second part of the hub would provide structured day support and activities, similar to that provided at Queens Road, for people with more complex disabilities who have been assessed as being in need of structured, accessible, adapted building based day care.</p>
Concerns or objections to changes or reductions to services, staff and relationships between service users.	<p>Everyone who is eligible for services will continue to receive one and any change will be managed including transition planning, staff shadowing/handover and support planning.</p>
Concerns about the consultation process.	<p>Full details of the scope of the consultation are provided in Appendix 1</p> <p>Additionally, the feedback given in response to this consultation helped the council to understand how to better engage with families, carers and service users, as well as how to make sure people understand what the proposals are and what they would mean for them and those who care for them.</p> <p>A further targeted consultation was subsequently undertaken on the proposed development of a disability hub for people in Southwark and the ending of the lease for Queens Road Day Centre.</p>
Concern that the hub will not meet the individual needs of people with physical and learning disabilities.	<p>All individuals will receive an individual assessment of their needs and be supported to develop a support plan, with their families and carers, that sets out how a persons needs would be met.</p> <p>Southwark Resource Centre has been purpose built to support adults with a range of disabilities, and provide modern adapted facilities that are available to cater for people with more complex physical and learning disabilities.</p>
Concerns about safety	<p>There would be different access and security controls within the hub</p>

Theme: Concerns/objection	Response / Mitigations
of vulnerable service users.	<p>that allow access within and around the building to be safely controlled.</p> <p>Individual support plans would be used to make sure that everyone who accesses the hub is safe, and that the building itself is made secure and safe for more vulnerable people.</p> <p>Southwark Resource Centre does not currently require this level of access control; however, plans have been identified to ensure any modifications can be implemented if the change goes ahead.</p>
Concerns that the proposed changes to day services for people with disabilities in Southwark infringed on individual human rights of disabled people.	<p>The council will act in accordance with its legal obligations in the implementation of any changes.</p>
Concerns that the facilities, staff, location and accessibility of SRC were not suitable for the hub.	<p>The building was designed specifically for people with physical disabilities, and is fully accessible – no physical adaptation is required to accommodate those identified as being able to transfer from Queens Road.</p> <p>There is safe, off-street access for drop-off and parking and the centre is located in a quiet residential area. People would be supported to travel to the centre where needed.</p> <p>Staff at the Southwark Resource Centre are trained to support people with disabilities, including those with complex physical disabilities.</p> <p>The staff team would design and plan services and activities that meet individual needs. Any training required to support individuals newly accessing the service would be organised and provided.</p> <p>Activity areas and rooms are located towards the rear of the building, away from the open-access / café areas, allowing for security and privacy needs to be accommodated.</p> <p>Pictures of SRC facilities are provided in Appendix 4</p>
Concern about the capacity of the SRC to accommodate the proposed changes.	<p>Individual service user assessments indicate that up to 10 people from Queens Road would need to attend the Southwark Resource Centre to access structured day services.</p> <p>The building was designed with a capacity of up to 100 people, and could accommodate the additional attendance.</p>
Concern that the proposed changes were driven by 'cost-cutting' and queries why the council was not investing in the Queens Road day centre.	<p>The Council estimates that it would cost more than £1m to bring Queens Road day centre up to standard. In contrast, the council already has a modern and purpose built centre at the Southwark Resource Centre in Walworth.</p> <p>The current utilisation of the building is below its capacity, and opportunities exist to make better use of the available space and facilities and to provide a dedicated structured day service to people who need to access building based day services.</p>

58. Themed comments in support of the proposals included:

- Support for better coordination and planning of services, 20 comments
- Support for accessibility, location and suitability of SRC, 22 comments
- Support for better access to information & advice, 9 comments
- Support for improved outcomes for people with disabilities, 18 comments

Further consultation on the proposed development of a Disability Hub for people in Southwark and the ending of the lease for Queens Road Day Centre

59. The Council received 41 completed responses to the proposal. 39 responses were received from those contacted directly by post, representing a response rate of 18%.
60. An additional 2 responses were received from staff members of the Camden Society.
61. A further 35 responses were hand delivered after close of business on 17 October 2017, these responses have been included post closing and are provided in Appendix 2 and summarized below.
62. Of the 3 questions put forward, more people disagreed than agreed with the proposal.
63. Question 1 “Do you agree with the proposal to establish a disability hub which would result in the closure of Queens Road day centre?” 33 of 39 responders answering the question disagreed with the proposal.
64. 33 of the additional 35 responses received after closing of the consultation also disagreed with the proposal.
65. Question 2 “Do you agree that the council should provide a structured day service for people who have complex care needs from a Disabilities Hub at Southwark Resource centre?” 23 of the 38 responders answering this question disagreed with the proposal.
66. 29 of the 35 additional responses received after closing of the consultation also disagreed with this proposal.
67. Question 3 “Are there any alternatives that you consider should be pursued by the Council?” 26 of the 34 responders answering this question identified alternatives to the proposal.
68. All 32 responders to this question of the additional responses received after closing of the consultation also identified alternatives to the proposal.
69. Responses to individual questions presented a spectrum of opinions. However, an analysis of the consultation comments identified that these were, in the main, consistent with previous consultation comments and feedback.
70. An analysis of these comments is provided in Appendix 2. The new themes and alternatives identified from the further consultation have been provided below, along side a brief response.

Theme: Concerns/objection/ alternatives	Response / Mitigations
Concern about potential impact on Riverside day centre service users should some Queens Road service users transfer from Queens Road to Riverside.	All individuals will receive an individual assessment of their needs and be supported to develop a support plan, with their families and carers, that sets out how a person's needs would be met. Only service users from Queens Road whose needs are able to be appropriately met at the Riverside day centre would be referred to this service.

Theme: Concerns/objection/ alternatives	Response / Mitigations
Concern about the experience and training of staff at Southwark Resource Centre to support people with learning disabilities.	Staff at the Southwark Resource Centre are trained to support people with disabilities, including those with complex physical disabilities. The staff team would design and plan services and activities that meet individual needs. Any training required to support individuals newly accessing the service would be organised and provided.
Alternative suggestion to develop the Queens Road site to include a new day centre and office accommodation	The process of service users assessments undertaken for those attending Queens Road has identified that there is capacity from within existing / underutilised services, including Riverside day centre and Southwark Resource Centre, as well as service providers already supporting individuals in residential and supported living settings, or via individualised support packages.
Alternative suggestion to maintain and refurbish Queens Road day centre	As such, it is not considered that there is a requirement to maintain the existing capacity provided by Queens Road day centre or to develop additional day centre capacity within the borough to meet identified needs.
Alternative suggestion to identify alternative / vacant council buildings	
Alternative suggestion to develop a day centre for people with Autism	
Alternative suggestion to increase non-building based support	All individuals will receive an individual assessment of their needs and be supported to develop a support plan, with their families and carers, that sets out how a person's needs would be met. Where non-building based support options have been identified these will be progressed via the support planning process.
Additional response post closing – Alternative suggestion to maintain Queens Road and provide office accommodation from Southwark Resource centre	Southwark Resource Centre does not provide the capacity required to deliver identified office accommodation requirements as the services that would need to relocate receive more than 1000 visits per week to 600 staff looking after some of our most vulnerable residents and children, including fostering and adoption and housing options.
Additional response post closing – Alternative suggestion to establish structured day service at Southwark Resource Centre prior to making decision that would effect Queens Road, allowing service users to see the service in operation before making a choice to relocate.	The proposal is not considered to be feasible as it would likely lead to an unspecified period of increased service capacity, and further underutilisation of both Southwark Resource centre and Queens Road day centre.

71. New themed comments in support of the proposals included:

- Support for development of a hub to enable continuity of services to meet need – 5 comments

Community impact statement

72. Section 149 of the Equalities Act, requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity, and foster good relations between different people when carrying out their activities. The council's Approach to Equality ("the approach") commits the council to ensuring that equality is an integral part of our day to day business.
73. It is the council's view that the Hub model is better placed to meet the wide ranging issues that Southwark residents have, and also provides a more sustainable model than is currently being delivered. We believe that it also provides a better model for preventing, delaying and reducing the onset of needs, and also meeting some needs, including building based day services, with the delivery of joined up (and better coordinated) information, advice and support.
74. Inevitably, the introduction of community hubs has a knock on affect for other services currently being delivered. In the case of the development of a physical/learning disability hub, the council is of the view that it will no longer be necessary for the provision of a learning disability day service (currently delivered by the Camden Society) out of the 133 -137 Queens Road site.
75. Following the launch of the physical/learning disability hub, we anticipate that the needs met by the current learning disability day centre at Queens Road will be met in a number of ways, including –
- LD day care provision delivered at Southwark Resource Centre
 - LD day care provision delivered at Riverside Day Centre
 - Personalised care and support provision following a review of individuals care and support plans
 - Universal information, advice and support accessible via the hub and a range of services (voluntary and statutory)
76. The council has conducted an equality impact assessment with regard to the potential impact of the proposal; this is provided at Appendix 3. Each of the protected characteristics has been considered as part of the assessment. Mitigating actions have been considered and identified as part of the assessment. The key findings of the assessment are summarised below.
77. Southwark has a population of approximately 310,000. In the 2011 Census:
- 6.6% of Southwark residents said their "day-to-day activities are limited a lot" due to issues such as a health problem or disability,
 - 6.9% are limited a little.
78. Currently the council's Adult Social Care department provides long term support services to approximately:
- 650 people with learning disabilities
 - 200 people whose primary support reason is classified as "Physical Support – Access and mobility" (which could be a proxy for physical disabilities).

79. The development of the Disabilities Hub and subsequent closure of Queens Road day centre will most immediately impact the:
- 47 registered users at Queens Road
 - 106 registered users at Riverside
 - 63 registered users at Southwark Resource Centre
 - The carers of the service users referred to above.
80. All Riverside and Queens Roads service users have a learning Disability. Southwark Resource Centre service users have a range of physical and sensory issues.
81. Members across all services are ethnically diverse. Overall the largest group is White British/European, followed by Black British/Black/Other.
82. The breakdown of men and women in attendance is similar, ranging from 52-56% for men and 44-48% for women (not including the 5 residents who attend both Riverside and Queens Road).
83. The largest cohort of service users are aged between 45-54. This is most pronounced at Southwark Resource Centre.
84. There is limited data available on the carers. Typically carers are disproportionately women and in relation to this cohort it is likely that many may be older people given that the service users themselves are principally middle aged.
85. The development of the Hub will impact on service users with a disability and the consultation results indicates that respondents with a disability overall have a negative view of the council's proposals.
86. The council recognises that adopting the proposal to develop a disabilities hub will directly impact those service users currently attending Queens Road day centre resulting in a change of service, and that change can be very hard for people who need support. Any change will be carefully planned and supported to minimise any impact on an individual. Support plans will - where required - address the issue of how important relationships can be supported to be maintained following any change in service.
87. Well-managed change can also lead to positive experiences and outcomes for individuals. Managing any change and the necessary support required will be considered as part of an individual's support plan. A program of transition, staff-shadowing and handover would be developed to ensure that essential skills and knowledge gained by staff supporting individuals is maintained and transferred to new staff.
88. We remain confident that the proposed services will continue to enable the council to ensure that service users receive good quality services. We contend that the new model of service delivery offers increased opportunities to more effectively address an array of needs that impact on adults with a disability and their carers. This includes absorbing more service users with a variety of needs into the physical space at the Southwark Resource Centre, accessing building based services; with minor alterations around security concerns, raised by the

- consultation results, to enable people with learning disabilities to access the centre.
89. An analysis of service users attending the Queens Road day centre against the proposed provision indicates that approximately 55% of existing service users are able to meet their need via non-building based day services, such as extension to existing supported living packages, or 1:1 support; approximately 25% are able to meet their need via attendance at the Riverside day centre or other day service provision; and 20% are able to meet their needs via attendance at the Southwark Resource Centre / Disability hub structured day service.
 90. The analysis suggests that the group most directly affected by the proposals is likely to be middle aged. The Disability Hub does not have age based eligibility criteria. These proposals ultimately provide a sustainable model of care from which the council can continue to provide good quality services as demand for services rises with people living longer. There is no disproportionate negative impact related to this proposal to develop the hub due to a person's age. The existing and proposed services are open to adults with a learning disability of all ages who are eligible for adult social care provision. Given similarities in the age breakdown across services we do not foresee issues for former Queens Road service users in accessing services at Riverside or Southwark Resource Centre (if a review of their care plan determines that this is an appropriate way to meet their needs). Nor do we anticipate that Southwark Resource Centre or Riverside will experience difficulties integrating new service users due to their age.
 91. It is recognised that carers of these service users – particularly parent carers – are likely to be older persons as the majority of the service users are middle aged. It follows that it is likely that changes associated with the development of the disability hub may affect them disproportionately. The development of the hub will in addition aim to provide additional support to carers of all ages in the form of joined up and better coordinated information, advice and support for those affected by disability – including carers. Where appropriate Carer assessments and reviews will be offered to ensure carers wellbeing is considered, and to support them to continue in their caring role.
 92. Available data does not include information about gender reassignment status, if applicable. However, any existing or new individual with this characteristic will be identified and have appropriate consideration given to any required need arising during the assessment and support planning process. The services offered from the proposed hub will be accessible to all regardless of gender reassignment status and no disproportionate negative impact on individuals due to this status has been identified
 93. No disproportionate negative impact on individuals due to their marital status has been identified service arising from a person's marital status. It is considered that the proposal will not discriminate against residents who are either single, married or in a civil partnership.
 94. Pregnancy and maternity information is not recorded for people who use learning disability services, although feedback from the service indicates that there are no services users with this characteristic that would be impacted by this proposal. However, any existing or new individual with this characteristic will be identified and have appropriate consideration given to any required need arising during the

assessment and support planning process. The services offered from the proposed hub will be available to all regardless of pregnancy and maternity status.

95. The analysis indicates that there will be no disproportionate negative impact arising from a person's race, ethnicity, colour or nationality. All services will take into account specific needs arising from diverse backgrounds, including needs arising from different ethnic and cultural backgrounds.
96. The analysis indicates that there will be no disproportionate negative impact arising from faith/belief. All services provided will take into account any specific needs arising from a user's identified religion or belief.
97. The analysis indicates that there will be no disproportionate negative impact. There is no significant impact arising from a person's sex. All services provided will take into account any specific needs arising from a user's sex.
98. There is no data to understand the breakdown of service users by sexual orientation. All services provided will meet the identified needs arising from diverse backgrounds, including sexual orientation. There is therefore no identified adverse impact arising from a persons sexual orientation.
99. There are no assessed adverse consequences that are incompatible with the Human Rights Act.
100. The council considers that the recommended approach will provide a more sustainable model, from which we can maximise efficiency and effectiveness of services, provide high quality support to individuals whose wellbeing is impacted by disability, and that this will benefit this group particularly.
101. Where identified, concerns and objections raised through the consultation have not disclosed any significant issue or risk that cannot be met via the identified mitigation.
102. The report concludes that in so far as the proposal may give rise to negative effects in relation to some of the existing characteristics – namely 'disability' for those currently attending the Queens Road day centre impacted by a change of service – these can be mitigated. In light of these analyses it is not assessed that these proposals give rise to unlawful discrimination, harassment, victimization and/or fail to advance the equality of opportunity between those who share protected characteristics and those who do not.

Contractual Implications

103. The Camden Society commenced operations from both the Queens Road and Riverside day centre sites in 2008. The service level agreement between the council and the Camden Society was ended upon its expiry in 2015 and replaced by direct purchasing via personal budgets. The service has subsequently been purchased on a person-by-person basis and paid for with a personal budget since this time.
104. On the basis of the contractual position and the council's understanding of the current operational arrangements it is not envisaged that TUPE will apply

to transfer employees employed at Queens Road should services cease to operate from the site.

Resource Implications

105. Southwark Resource Centre currently has a staffing establishment providing care and support and delivering activities to centre users.
106. Due to the current utilisation of the Southwark Resource Centre, and based on the identification of needs assessed of those currently accessing the Queens Road day centre; it has been identified that capacity exists from within the staffing establishment to extend the provision of services to include a structured day service to individuals with complex disabilities transferring from Queens Road day centre.
107. To support the initial transition and ensure a safe 'settling-in' period, some additional temporary support staff may be engaged until ongoing day-to-day support needs and activities have been established.

Financial implications

108. The development of a structured day service within the disabilities hub supports the Adult Social Care programme of day service modernisation for people with disabilities and contributes to the associated day opportunities saving target agreed at the Council Assembly budget setting meeting in February 2017.
109. The overarching mechanism for delivery of this efficiency is through a rolling programme of review and assessment of individuals currently in receipt of day services to ensure that:
 - Support received is consistent with a person's eligible needs
 - Personal budgets are sufficient to meet these needs
 - Individuals in receipt of day services are eligible for services under the national Care Act eligibility criteria
 - Individuals are supported to maximise their choice and independence via access to universal and preventative services, where appropriate; and to reduce or delay the need to access centre based day services where needs can be better met via alternative community based approaches.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

110. This report asks Cabinet to consider the outcome of the consultations on the proposal to develop a 'Disabilities Hub' for people in Southwark. It further seeks the approval of cabinet for the proposal.

Strategic Director of Finance and Governance

111. The strategic director of finance and governance notes the recommendations of this report, in particular the financial implication as stated in paragraph 108

that the proposal to develop a disabilities hub would contribute to achieving the day opportunities savings target for the children's and adults' department.

Consultation

112. For effective consultation to take place there are 6 requirements:
 - Consultation must be conducted when the proposals are at a formative stage
 - The decision maker must give sufficient reasons for its proposals to permit intelligent consideration and response
 - Adequate time must be given for consideration and response
 - The product of consultation must be conscientiously taken into account before making the relevant decision
 - Where, as here, the consultation is aimed at the general public it should explain its proposals in more detail than if it were aimed at a professional audience with relevant knowledge of the issues involved
 - The authority will be held to a higher standard of fairness where the proposal will take away benefit or advantage which people already enjoy.
113. The report outlines at paragraphs 29 - 32 the means by which the council consulted on its proposals. The key outcomes of the consultations are recorded in the report with a detailed analysis on the responses to the consultations set out in appendices 1 & 2 for consideration prior to making a decision.
114. The report records that the initial formal consultation on the proposal to develop a disabilities hub for people with disabilities in Southwark lasted for six weeks, commencing on 26 June 2017 and closing on 7 August 2017. A further four week targeted consultation (in response to consideration and feedback provided to the initial consultation) on the proposed development of a disability hub for people in Southwark and the ending of the lease for Queens Road day centre commenced on 19 September and closed on 17 October 2017.

Equalities Duties

115. Finally in making a decision the cabinet must have due regard to its equalities duties set out in the Equalities Act 2010 and specifically the need to:
 - Eliminate discrimination, harassment, victimization or other prohibited conduct
 - Advance equality of opportunity between persons who share a relevant protected characteristic and those who do not. The protected characteristics covered by the equality duty are age, disability, gender reassignment, pregnancy and maternity, race, Religion, sex and sexual orientation. The duty also includes marriage and civil partnerships in respect of eliminating unlawful discrimination.
 - Foster good relationships between those who share relevant characteristics and those who do not.
116. The report includes a community impact statement and records that it has conducted a detailed equality impact analysis of the proposal. The key points from this analysis are included within this report. This includes discussion of the proposals on the protected characteristics. The full analysis is appended to this report at Appendix 3 and the cabinet is advised to read this document before taking a decision.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Consultation on the proposal to develop a 'Disabilities Hub' for people in Southwark	Children's and Adults' Services / Adult Social Care / 160 Tooley Street.	Adam Newman-Pring 020 7525 0002
Link: http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=5752		
Further Consultation of the proposed development of a Disability Hub for people in Southwark and the ending of the lease for Queens Road day Centre	Children's and Adults' Services / Adult Social Care / 160 Tooley Street.	Adam Newman-Pring 020 7525 0002
Link: http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=5752		

APPENDICES

No.	Title
Appendix 1	Consultation Summary Outcome Report: Proposal to Develop a Disability Hub
Appendix 1b	Demographic Analysis: Proposal to Develop a Disability Hub Consultation
Appendix 2	Further Consultation Summary Outcome Report: Proposed Development of a Disability Hub and the Ending of the Lease for Queens Road Day Centre
Appendix 3	Equality Analysis – The development of a Disabilities Hub at the Southwark Resource Centre, and the Cessation of services delivered by the Camden Society at 113 – 136 Queens Road
Appendix 4	Southwark Resource Centre Pictures

AUDIT TRAIL

Cabinet Member	Councillor Richard Livingstone, Adult Care and Financial Inclusion	
Lead Officer	David Quirke-Thornton, Strategic Director Children's and Adults Services	
Report Author	Jay Stickland, Director of Adult Social Care	
Version	Final	
Dated	20 October 2017	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team	20 October 2017	

Consultation Summary Outcome Report: Proposal to Develop a Disability Hub

www.southwark.gov.uk

Children's and Adults' Services
September 2017

Contents

1. Executive Summary	3
2. Purpose of Consultation	4
3. Consultation Approach.....	5
4. Stakeholder Engagement	6
5. Consultation Responses	7
6. Themes Arising from Consultation Comments	12
7. Adult Social Care (ASC) Response to the Consultation Comments.....	19

Appendices

Appendix 1: Demographic Analysis

Consultation Summary Outcome Report: Proposal to Develop a Disability Hub

Southwark Council consulted on proposed changes to develop a hub for people with disabilities in the borough between 26 June and 7 August 2017.

The consultation proposed a change to the way people with disabilities access support in Southwark via the development of an accessible hub to provide information, advice, care and support to individuals whose lives are affected by disability, and a change to day centre services in Southwark.

1. Executive Summary

The following report is based on a public consultation that was launched during summer 2017 to seek views around Southwark Council's proposal to develop a 'Disabilities Hub' as a main entry point to access information, advice, signposting and referral to both statutory and non-statutory services.

This summary report provides:

- An overview of the consultation approach used;
- An outline of the range of stakeholder engagement sessions held;
- The consultation data and analysis of responses;
- Key themes identified from the responses received; and,
- The council's response to issues raised.

The consultation was open to individuals, families, carers whose lives are affected by disability as potential users of the hub services, as well as members of the wider community. A number of opportunities were promoted to capture views either in person, or through a representative bodies or individuals, using a combination of posted correspondences, information sessions, surveys or workshops and also online followed up by telephone calls to enable individuals to participate remotely. Central to this was issuing a consultation document which asked respondents to answer four key questions which would assist the council in gaining a better understanding of the issues facing this population and in guiding the development of the hub service.

The Council received 191 completed responses to the consultation exercise with between 82%-88% responses disagreeing with the proposals presented. These included objections to the development of a Disability Hub in Southwark, disagreeing that service user needs would be met and that the Southwark Resource Centre would be an inappropriate location for the Hub. It is noted however, that against all questions, Riverside Day Centre service users were 85% or above against the proposals; with family members / carers being 95% or above against the proposals. This was primarily due to concerns the development of the Hub would lead to the closure or withdrawal of the Riverside & Queens Road day centres and services.

Additionally concerns were raised that the consultation did not focus on the proposed changes to Queens Road day centre or that the hub would not provide the correct environment, level of support or security required for service users who need higher levels of supervision during the day.

In considering the feedback received a further consultation has been launched (19th September – 17th October 2017) on the proposed development of a disability hub for people in Southwark and the ending of the lease for Queens Road Day Centre. This has been issued to service users and families/carers of both Riverside and Queens Road day centres to address the key concerns held by this group and provide further information on the proposals; including how the hub would operate and give the opportunity to comment on the associated ending of the lease for Queens Road day centre. At the time of this report, this second consultation phase is in progress so has not been included in the context of this analysis.

2. Purpose of Consultation

The consultation on the proposal to develop a Disability Hub for people in Southwark introduced a proposed change to the way people with disabilities currently access support across the borough. In doing so, the Council sought to gain a better understanding of the issues facing this population and guide the decision to develop of an accessible hub to provide information, advice, care and support to individuals whose lives are affected by disability, extending to structured day services in Southwark.

With the significant financial challenges all councils face in meeting adult social care needs, with increasing demand for adult social care services, Southwark Council needs to look at the services provided in Southwark to ensure appropriate resources are available to protect its most vulnerable residents. Through the duties placed on local authorities under the Care Act 2014, it is proposed that the Council will support adults with social care needs via the establishment of community ‘hubs’ for people with disabilities, people with lived experiences of mental health, older people and carers.

These hubs will deal with initial contacts and questions and, where required, will put individuals in contact with a range of universal, preventative and targeted services.

In Southwark, many individuals with disabilities currently meet some of their needs by attending a day service, either run by the Council, or by an independent organisation and paid for with a personal budget.

The Camden Society previously leased two buildings from the Southwark Council at Queens Road in Peckham and Riverside in Bermondsey to use as day centres for disabled adults. These leases have now ended and the Council has been working with The Camden Society to renew the lease at the Riverside Day Centre. The Council’s preferred option for the Queens Road site is its redevelopment for Southwark staff caring for some of the most disadvantaged children in our community. For this reason the Council does not propose to renew the lease at Queens Road and as a result, the day centre would close.

The Council already has a modern and purpose built centre for people with disabilities at the Southwark Resource Centre in Walworth. It is proposed to develop this as a potential site from which to operate a Disabilities Hub. This centre has been designed and adapted to provide services for adults with physical disabilities with the potential to expand and offer a wider range of services and support suitable for people with learning disabilities.

The Council recognises that if the Queens Road day centre closes this will result in a disruption to people currently accessing services at the centre. However, all individuals with an eligible need accessing Queens Road will continue to receive services that are appropriate to meet their needs. By bringing together a range of services into one hub, the Council is able to maximise choice and minimise cost.

3. Consultation Approach

The consultation identified a target audience of people whose lives are affected by disability, either individually, or as family members, friends, providers and carers of people with disabilities, as well as wider community members, in order to seek their views regarding the proposed changes. This included people with physical disabilities currently accessing the Southwark Resource Centre, those with learning disabilities currently accessing learning disability day centres, family members and carers of these individuals, as well as providers and the wider Southwark community.

In order to ensure all views, concerns and ideas were heard, a range of opportunities were offered to capture views either in person or to be able to participate remotely or through a representative(s). This included a combination of information sessions, surveys and workshops through the following channels:

- **Consultative Stakeholder Group** established with representation from:
 - Camden Society service users, parent carer group, families and staff
 - Southwark Resource Centre service users, families and staff
- **Southwark Council's on-line Consultation Hub**
- **245 hard copy and 'easy read' questionnaires** sent to physical and learning disabilities day service users.
- **Distributed to 97 providers** of services to Southwark learning / physical disability service users
- **Southwark Council Local Offer website and Twitter page**
- **Parents and Young People consortium**

Additional promotion included attendance at a service user led group meeting and targeted telephone calls.

4. Stakeholder Engagement

Date	Activities
30 th March 2017	Invitation to Southwark Resource Centre and The Camden Society to seek representation from the day centres, including existing service users, families/carers, to participate in a consultative stakeholder group to develop a Disability Hub.
24 May 2017	Introductory meeting of the Consultative Stakeholder Group attended by families/carers, service users and staff representatives of Southwark Resource Centre.
25 May 2017	Introductory meeting of the Consultative Stakeholder Group attended by representatives from Queens Road and Riverside Parent and Carers group, service users and staff representatives of The Camden Society.
14 June 2017	Joint Consultative Stakeholder Group meeting attended by families/carers, service users and staff representatives of Southwark Resource Centre and The Camden Society.
26 June – 7 August	Public Consultation on the proposal to develop a Disability Hub opens.
26 June 2017	Consultation questionnaire live on Southwark consultation hub (https://consultations.southwark.gov.uk/), including a downloadable 'Easy Read' version with access to free translation and interpretation services.
28 June 2017	Distribution of letters and information with Easy Read alternative posted to Queens Road Day Centre service users - 46 recipients.
28 June 2017	Distribution of letters and information with Easy Read alternative posted to Riverside Day Centre service users - 106 recipients.
27 June 2017	Distribution of letters and information with Easy Read alternative posted to Bede Day Centre service users - 33 recipients.
27 June 2017	Distribution of letters and information with Easy Read alternative posted to Southwark Resource Centre service users - 60 recipients.
5 July 2017	Consultation publicised on Southwark Local Offer website (http://localoffer.southwark.gov.uk/) and via Southwark Council's Twitter pages (https://twitter.com/lb_southwark).
11 th July 2017	Consultation proposal presented at the Parents and Young People Consortium meeting.
29 June 2017	Consultation proposal presented to Service User led group at Southwark Resource Centre.

Date	Activities
29 June 2017	Consultation distributed to providers of Disability services with link to Consultation Hub web pages - 97 organisations contacted.
2 August 2017	Disabilities Hub Consultation Workshop event for providers of Disability services delivered in partnership with Community Southwark - 20 attendees.
Week commencing 31 July	Telephone consultation follow up with family carers with cared for person living at home who were identified by the Consultative Stakeholder Group as being less able to have time to complete consultation - 18 follow-up calls.
7 August 2017	Public consultation on the proposal to develop a Disability Hub closed.

5. Consultation Responses

The Council received 191 completed responses to the proposal to develop a Disability Hub for people in Southwark. This included:

- Of the 245 consultation documents sent directly to service users, 66 responses were received. This represents a response rate of 27%.
- An additional 3 responses were received from service users accessing Riverside who did not receive the hard copy consultation, equating to a total service user response rate of 28%¹
- A further 5 responses were received 'other' service users.
- An additional 117 responses received from carers, family members and friends, and others.

The responses are set out below against the questions presented in the questionnaire and indicate the number of respondents who either agreed or disagreed with the Disability Hub proposal.

Question	Yes	No	No response	Number of responses
Q1. Do you agree with the proposal to develop a hub for people with disabilities in Southwark?	34	156	0	191
Q2. Do you think your needs will be met if this change went ahead?	24	167	0	191
Q3. Do you agree that Southwark Resource Centre would be an appropriate location for the hub?	31	160	0	191

¹ 69 responses from combined 249 QR/RS/SRC/BD service users

The responses to the Disability Hub consultation are set out overleaf and are reported by service users (with day centre), carers and family members and others (professionals and members of the public). A percentage is given where there are more than 50 people in a category.

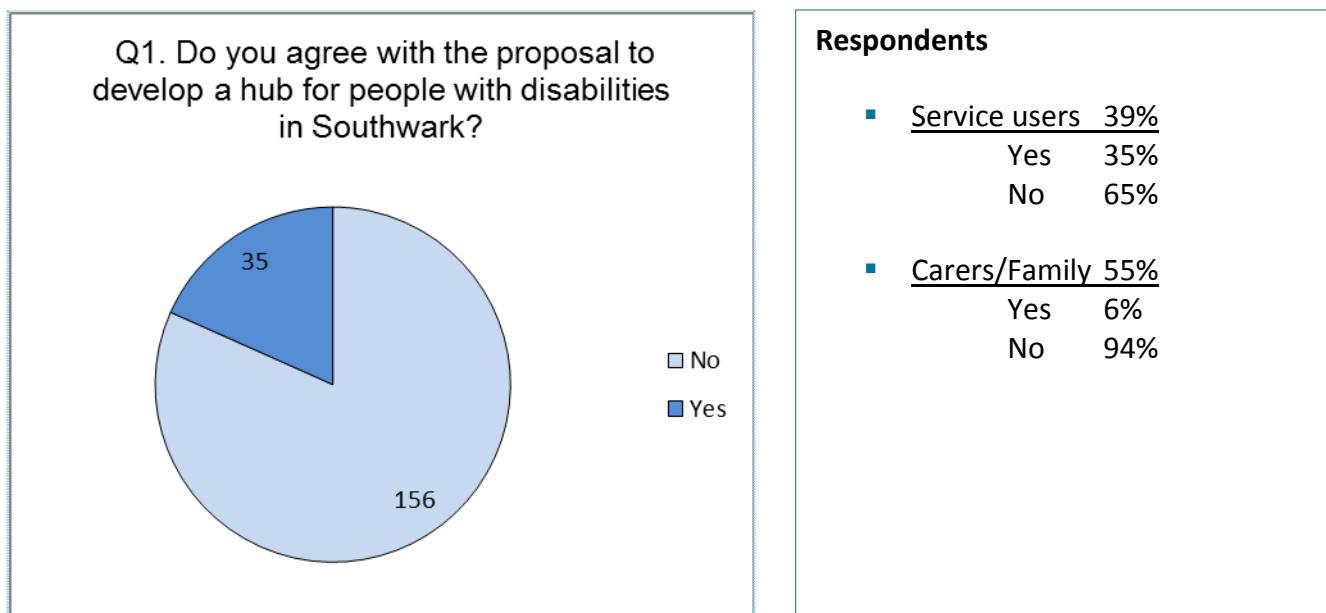
Respondents	Day Centre	No of people	Q1. Do you agree with the proposal to develop a hub for people with disabilities?	Q2. Do you think your needs will be met if this change went ahead?	Q3. Do you agree that SRC would be an appropriate location for the hub?
Service Users	Riverside Day Centre (RS)	40	Yes 8 No 32	Yes 6 No 34	Yes 6 No 34
	Queens Road Day Centre (QR)	16	Yes 6 No 10	Yes 4 No 12	Yes 4 No 12
	Southwark Resource Centre (SRC)	9	Yes 5 No 4	Yes 2 No 7	Yes 5 No 4
	Bede Day Centre (BD)	4	Yes 4 No 0	Yes 2 No 2	Yes 3 No 1
	Others/None	5	Yes 3 No 2	Yes 3 No 2	Yes 4 No 1
All Service Users		74	Yes 26 (35%) No 48 (65%)	Yes 17 (23%) No 57 (77%)	Yes 22 (30%) No 52 (70%)
Carers/ Family		105	Yes 6 (6%) No 99 (94%)	Yes 5 (5%) No 100 (95%)	Yes 4 (4%) No 101 (96%)
Others		12	Yes 3 No 9	Yes 2 No 10	Yes 5 No 7
Total		191	Yes 35 (18%) No 156 (82%)	Yes 24 (13%) No 167 (87%)	Yes 31 (16%) No 160 (84%)

Proposal 1

Q1. Do you agree with the proposal to develop a hub for people with disabilities in Southwark?

All 191 respondents answered this question.

182 Comments were received from service users, carers, family members and other respondents.



Q1	Reponses	% of total	Service Users (SU)					All SU	Carers/ Family	Others
			RS	QR	SRC	BD	Other			
Yes	35	18%	8	6	5	4	3	26	6	1
No	156	82%	32	10	4	0	2	48	99	9
Total	191	100%	40	16	9	4	5	74	105	12

Observations

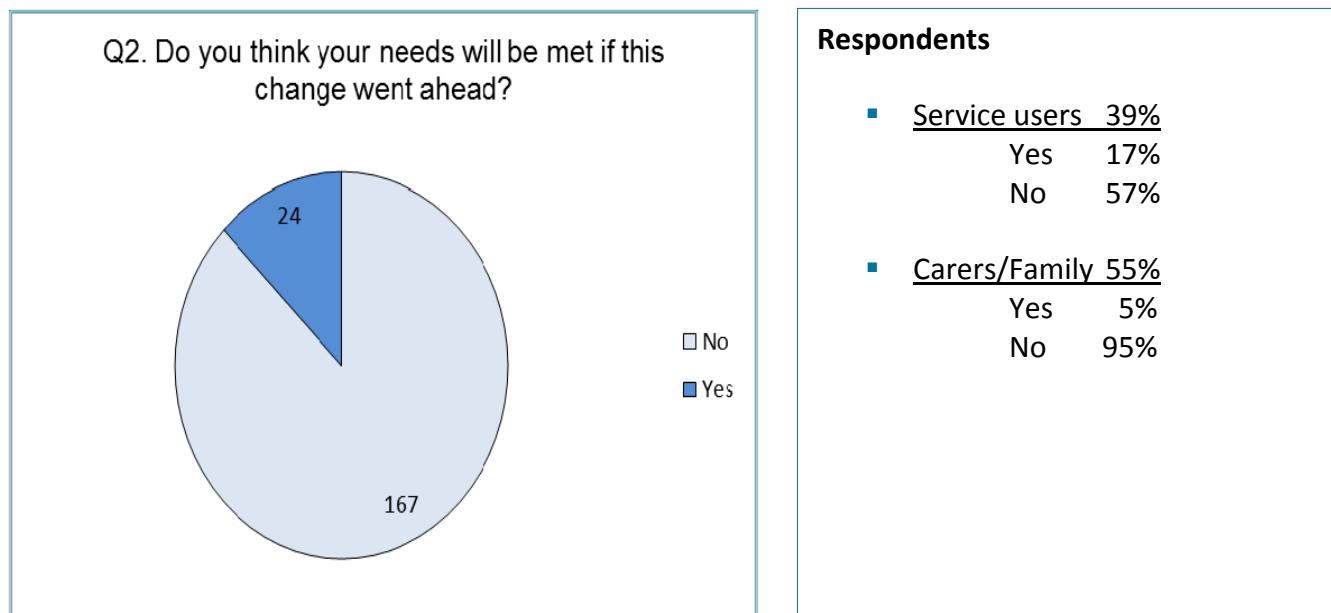
- 82% of total respondents did not agree with the proposal to develop a disabilities hub
- Of the 48 of service users who responded 'No', 42 (86%) attended the Riverside day centre and Queens Road day centre
- 12 out of the 18 respondents attending Southwark Resource Centre, Bede and others/no day service responded 'Yes'
- 94% of carers/family members responded 'No'

Proposal 2

Q2. Do you think your needs will be met if this change went ahead?

All 191 respondents answered this question. Nearly 90% of respondents felt that their needs would not be met.

174 Comments were received from service users, carers, family members and friends and other respondents.



Q2	Reponses	% of total	Service Users (SU)					All SU	Carers/ Family	Others
			RS	QR	SRC	BD	Other			
Yes	24	13%	6	4	2	2	3	17	5	1
No	167	88%	34	12	7	2	2	57	100	9
Total	191	100%	40	16	9	4	5	74	105	12

Observations

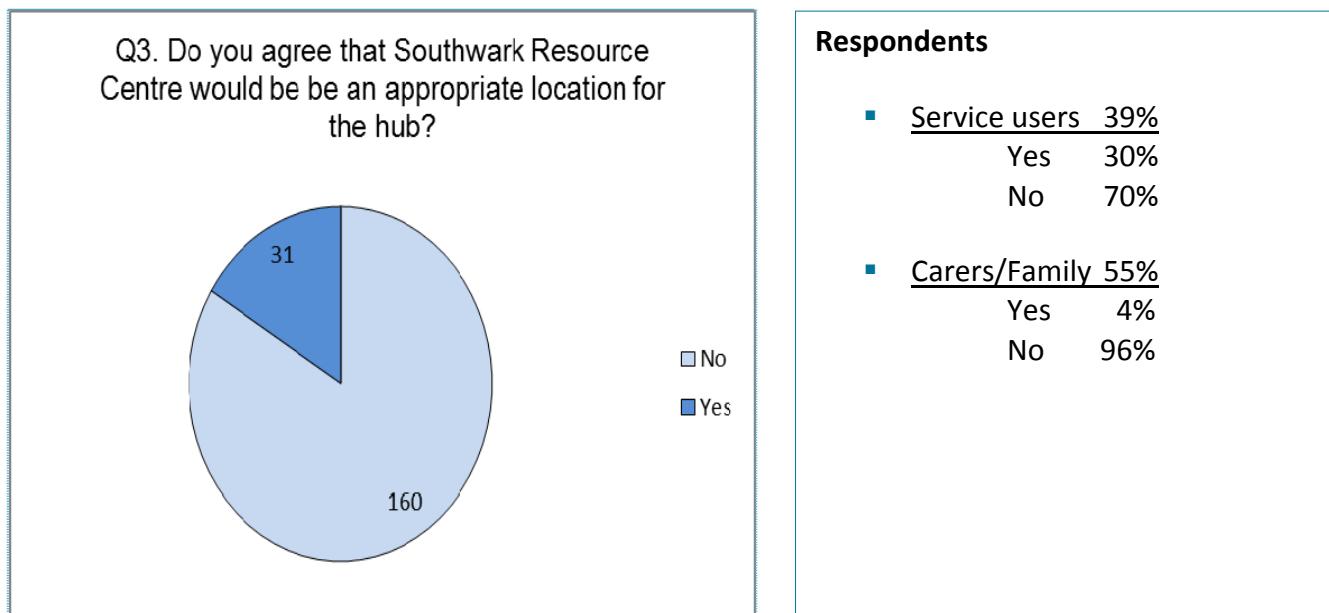
- 88% of total respondents did not agree that their needs would be met if the change went ahead
- Of the 57 service users who responded 'No', 46 (81%) attended the Riverside day centre and Queens Road day centre
- 11 out of the 18 respondents attending Southwark Resource Centre, Bede and others/no day service responded 'No'
- 95% of carers/family members responded 'No'

Proposal 3

Q3. Do you agree that Southwark Resource Centre would be an appropriate location for the Hub?

All 191 respondents answered this question. Nearly 85% of respondents felt that their needs would not be met.

176 Comments were received from service users, carers, family members and friends and other respondents.



Q3	Reponses	% of total	Service Users (SU)					All SU	Carers/ Family	Others
			RS	QR	SRC	BD	Other			
Yes	31	16%	6	4	5	3	4	22	4	3
No	160	84%	34	12	4	1	1	52	101	7
Total	191	100%	40	16	9	4	5	74	105	12

Observations

- 84% of total respondents did not agree that Southwark Resource Centre would be an appropriate location for the Hub
- Of the 52 of service users who responded 'No', 46 (88%) attended the Riverside day centre and Queens Road day centre
- 12 out of the 18 respondents attending Southwark Resource Centre, Bede and others/no day service responded 'Yes'
- 95% of carers/family members responded 'No'

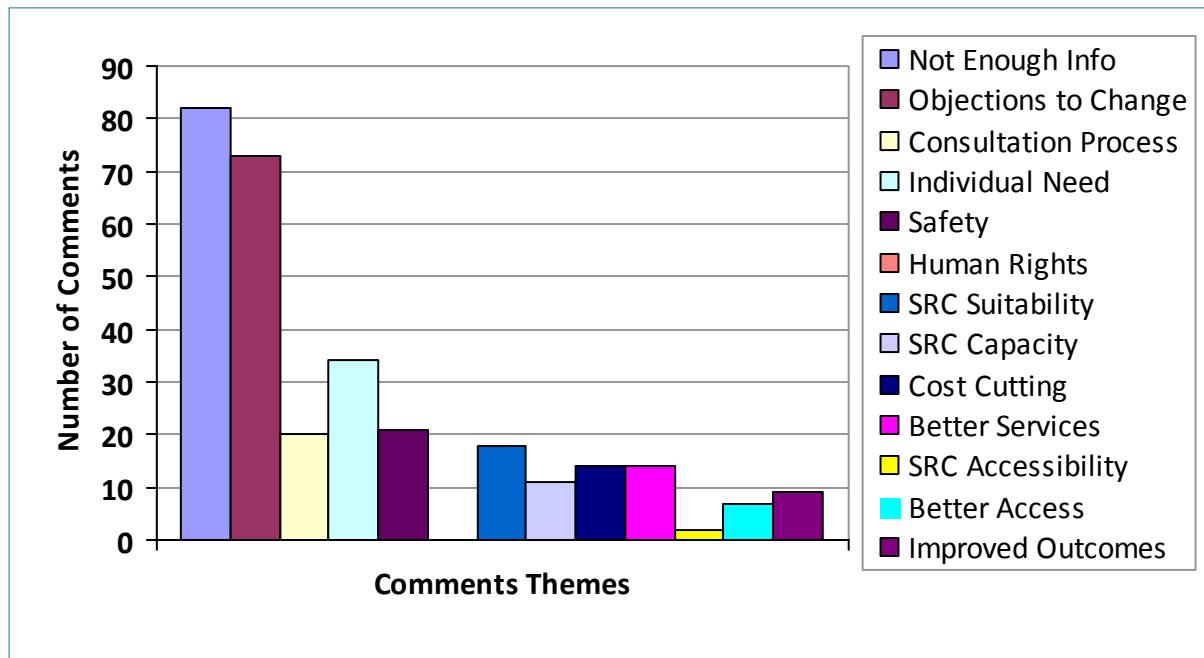
6. Themes Arising from Consultation Comments

The following pages provide an overview of these comments, set against each question and summarised alongside thirteen key theme areas listed below. These have been further refined into key words (shown in brackets) in order to represent the information in graphical form.

- 1 Concerns about not having enough information about the hub and proposed change
(Not Enough Info)
- 2 Concerns and objection about changes/reduction to existing services, staff, relationships
(Objections to Change)
- 3 Concerns about the consultation process
(Consultation Process)
- 4 Concerns that the hub will not meet individual needs of people with physical and learning disabilities
(Individual Need)
- 5 Concerns about safety of vulnerable service users ('open-door'/public access)
(Safety)
- 6 Concerns about infringing on human rights of disabled people
(Human Rights)
- 7 Concerns about suitability of facilities, staff, location and accessibility of SRC
(SRC Suitability)
- 8 Concerns about capacity of SRC
(SRC Capacity)
- 9 Concerns about 'cost cutting' / investment into existing facilities
(Cost Cutting)
- 10 Support for better coordination and planning of services
(Better Services)
- 11 Support for accessibility, location and suitability of SRC
(SRC Accessibility)
- 12 Support for better access to information & advice
(Better Access)
- 13 Support for improved outcomes for people with disabilities
(Improved Outcomes)

Proposal 1

Q1. Do you agree with the proposal to develop a hub for people with disabilities in Southwark?



Key Themes	Responses	Service Users (SU)					Total SU	Carers	Family	Other
		RS	QR	SRC	BD	Other				
Concerns for Proposal										
<i>Not Enough Info</i>	82	19	3	1	0	1	24	4	24	30
<i>Objections to Change</i>	73	20	5	1	0	1	27	1	17	28
<i>Consultation Process</i>	20	5	1	0	0	0	6	0	7	7
<i>Individual Need</i>	34	2	2	0	0	0	4	3	9	18
<i>Safety</i>	21	1	0	0	0	0	1	2	10	8
<i>Human Rights</i>	0	0	0	0	0	0	0	0	0	0
<i>SRC Suitability</i>	18	0	4	0	0	0	4	2	5	7
<i>SRC Capacity</i>	11	0	0	0	0	0	0	1	4	6
<i>Cost Cutting</i>	14	1	0	0	0	0	1	0	6	7
Total	273	48	15	2	0	2	67	13	82	111
Support for Proposal										
<i>Better Services</i>	14	2	3	3	2	0	10	0	2	2
<i>SRC Accessibility</i>	2	0	0	0	0	0	0	0	1	1
<i>Better Access</i>	7	2	0	0	1	1	4	0	2	1
<i>Improved Outcomes</i>	9	1	1	2	0	2	6	1	2	0
Total	32	5	4	5	3	3	20	1	7	4

Observations

A total of 273 comments were received expressing concerns about the proposal to develop a disability hub.

A total of 32 comments were received in support for the proposal to develop a disability hub.

The most significant proportion of concerns raised was:

- Concerns around not having enough information about the hub and proposed change
 - 82 comments received for 'Not Enough Info'.
- Concerns and objection about changes/reduction to existing services, staff, relationships
 - 73 comments received for 'Objections to Change'.

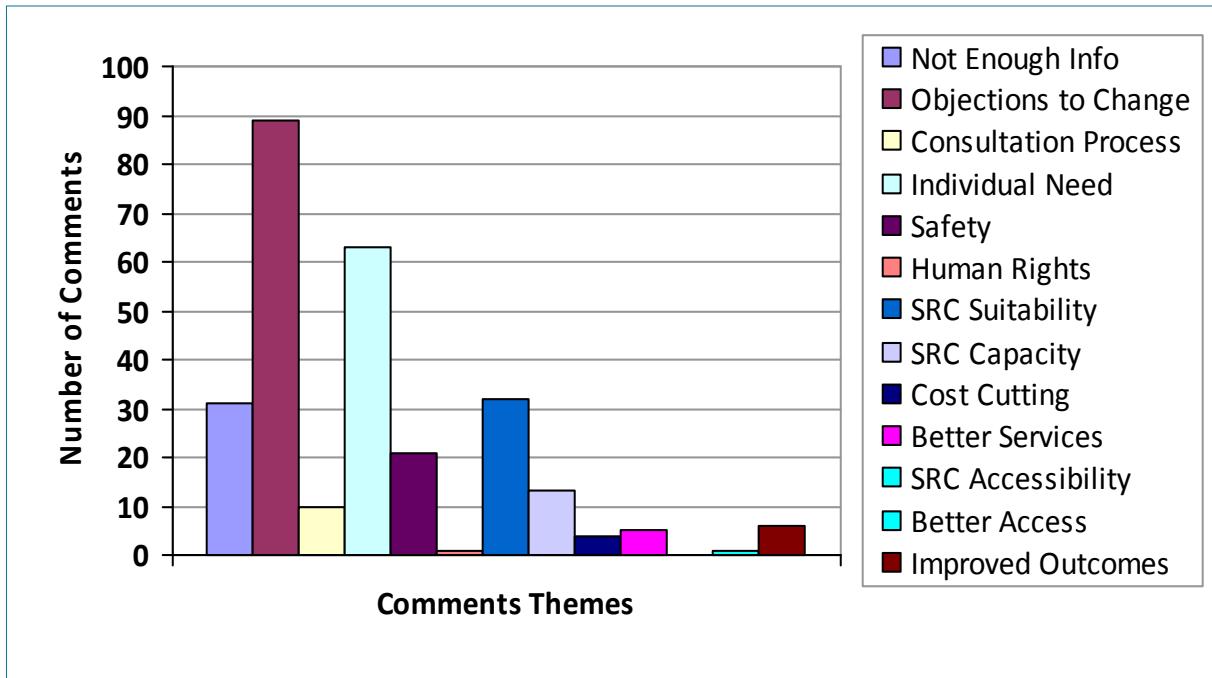
The majority of service users responding with concerns about the proposal were from the Riverside Day Centre.

- Of the 67 responses received from service users, 72% were received from Riverside.
- Of the 58 responses received from non-service users expressing concern about not having enough information, 52% came from 'other' non family or carers.
- Of the 46 responses received from non-service users objecting to change, 61% came from 'other' non family or carers.

The majority of responses in support of the proposal were received from service users around support for better coordination and planning of services.

Proposal 2

Q2. Do you think your needs will be met if this change went ahead?



Key Themes	Responses	Service Users (SU)					Total SU	Carers	Family	Other
		RS	QR	SRC	BD	Other				
Concerns for Proposal										
<i>Not Enough Info</i>	31	5	2	0	0	0	7	2	12	10
<i>Objections to Change</i>	89	24	2	1	1	1	29	3	23	34
<i>Consultation Process</i>	10	1	1	0	0	0	2	0	3	5
<i>Individual Need</i>	63	5	4	5	0	0	14	6	21	22
<i>Safety</i>	21	1	2	0	0	0	3	3	9	6
<i>Human Rights</i>	1	0	0	0	0	0	0	0	1	0
<i>SRC Suitability</i>	32	2	4	0	0	0	6	4	10	12
<i>SRC Capacity</i>	13	6	1	0	0	0	7	1	4	1
<i>Cost Cutting</i>	4	0	1	0	0	0	1	1	1	1
Total	264	44	17	6	1	1	69	20	84	91
Support for Proposal										
<i>Better Services</i>	5	1	1	0	0	0	2	0	2	1
<i>SRC Accessibility</i>	0	0	0	0	0	0	0	0	0	0
<i>Better Access</i>	1	0	1	0	0	0	1	0	0	0
<i>Improved Outcomes</i>	6	2	0	1	0	1	4	0	2	0
Total	12	3	2	1	0	1	7	0	4	1

Observations

A total of 264 comments were received expressing concerns that needs would not be met if this change went ahead.

A total of 12 comments were received in support of needs being met if this change went ahead.

The most significant proportion of concerns raised was around:

- Concerns and objection about changes/reduction to existing services, staff, relationships
 - 89 comments received for 'Objections to Change'.
- Concerns that the hub will not meet individual needs of people with physical and learning disabilities
 - 63 comments received for 'Individual Need'.

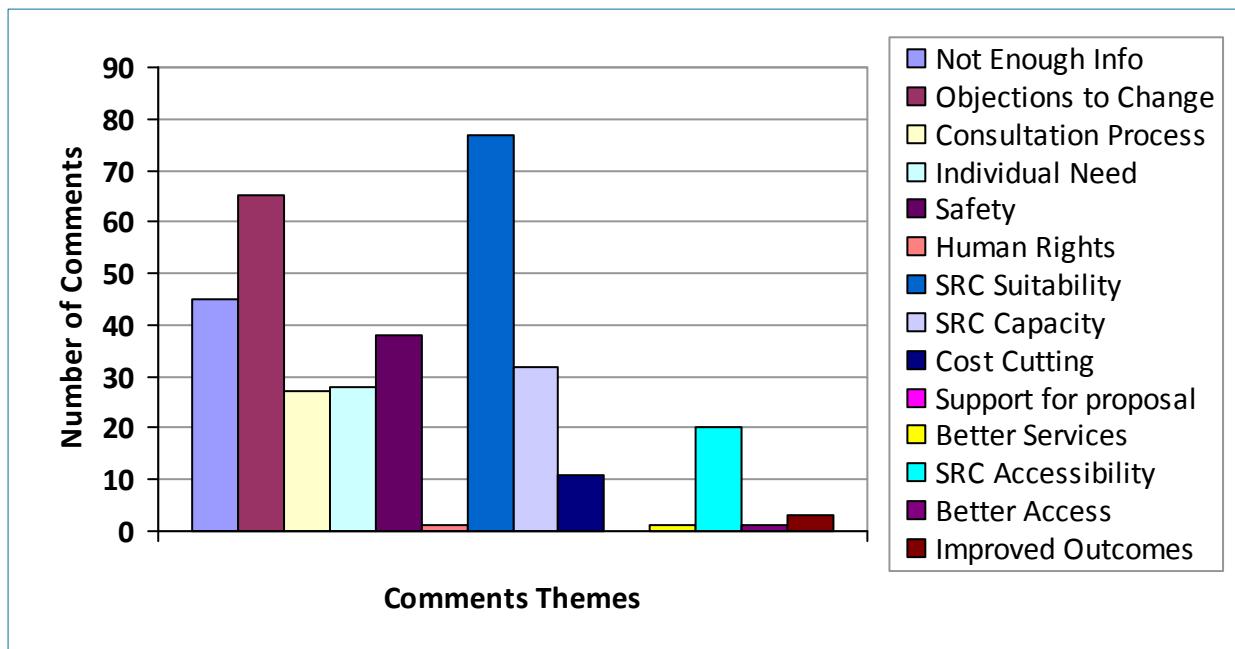
The majority of service users responding with concerns about the proposal were from the Riverside Day Centre.

- Of the 69 responses received from service users, 64% were received from Riverside.
- Of the 60 responses received from non-service users objecting to change, 57% came from 'other' non family or carers.
- Of the 49 responses received from non-service users with concerns around individual need, 45% came from 'other' non family or carers.

The majority of responses in support of the proposal were received from service users around support for improved outcomes for people with disabilities

Proposal 3

Q3. Do you agree that Southwark Resource Centre would be an appropriate location for the Hub? / Q4. Any other comments?



Key Themes	Responses	Service Users (SU)					Total SU	Carers	Family	Other
		RS	QR	SRC	BD	Other				
Concerns for Proposal										
<i>Not Enough Info</i>	45	13	4	1	0	1	19	0	11	15
<i>Objections to Change</i>	65	23	4	0	0	1	28	4	8	25
<i>Consultation Process</i>	27	3	0	0	0	0	3	2	12	10
<i>Individual Need</i>	28	1	4	0	0	0	5	0	9	14
<i>Safety</i>	38	4	3	0	1	0	8	4	11	15
<i>Human Rights</i>	1	0	0	0	0	0	0	0	0	1
<i>SRC Suitability</i>	77	9	7	2	1	0	19	3	29	26
<i>SRC Capacity</i>	32	4	2	2	0	0	8	4	9	11
<i>Cost Cutting</i>	11	1	0	0	0	0	1	1	4	5
Total	324	58	24	5	2	2	91	18	93	122
Support for Proposal										
<i>Better Services</i>	1	0	0	0	1	0	1	0	0	0
<i>SRC Accessibility</i>	20	2	2	5	1	4	14	0	3	3
<i>Better Access</i>	1	0	0	0	0	0	0	0	1	0
<i>Improved Outcomes</i>	3	1	0	0	1	0	2	0	1	0
Total	25	3	2	5	3	4	17	0	5	3

Observations

A total of 324 comments were received expressing concern about the proposal to develop a disability hub at the Southwark Resource Centre.

A total of 25 comments were received in support of the proposal to develop a disability hub at the Southwark Resource Centre.

The most significant proportion of concerns raised was around:

- Concerns about suitability of facilities, staff, location and accessibility of SRC.
 - 77 comments received for 'SRC Suitability'.
- Concerns and objection about changes/reduction to existing services, staff, relationships
 - 65 comments received for 'Objections to Change'.

The majority of service users responding with concerns about the proposal were from the Riverside Day Centre.

- Of the 91 responses received from service users, 64% were received from Riverside.
- Of the 58 responses received from non-service users expressing concerns about the suitability of RSC, 50% came from family members.
- Of the 37 responses received from non-service users objecting to change, 68% came from 'other' non family or carers.

The majority of responses in support of the proposal were received from service users around support for the accessibility, location and suitability of SRC

7. Adult Social Care (ASC) Response to the Consultation Comments

1. Responses from service users, carers and family members

In total, 179 of the 191 responses received on the consultation came from service users and carer/family members. Over 50% of the responses received from service users (40 out of 74) were from service users who attend the Riverside day centre.

Responses from carers/family members did not always indicate the centre attended by the person they care for, although the majority of comments appear again to have been received from carers or family members of service users attending the Riverside day centre. It was also identifiable that a number of family units had responded individually in relation to their family member; as a public consultation these responses are welcomed and have been analysed equally. However, it is noted these responses will have resulted in a higher proportion of comments being received from carer/family members relating to the Riverside day centre and further weighs the responses towards this response group.

Against all questions, service users from the Riverside day centre were 85% or above against the proposal, this increases to 95% and above for family members and carers.

In most cases, the comments and feedback received indicate that this was due to a perception that the development of a disabilities hub would lead to the closure of the Riverside day centre or withdrawal of services from those who currently attend the centre. Additionally concerns were raised that the hub would not provide the correct environment, level of support or security required for service users who need higher levels of supervision during the day.

1.1. ASC Response

Following a series of meetings with service users, family members, carers and the Camden Society, the Council has offered a new lease on the Riverside day centre to enable the service to continue to operate. The council is currently working with the Camden Society to finalise the terms of this agreement.

Those service users currently attending the Riverside day centre are able to continue doing so, and will not be required to access the disability hub unless they so wish. The council will continue to review the individuals attending the centre in line with the Care Act to ensure that the support received meets eligible needs.

The number of responses received from service users, carers/family and others from other day or no day services (including Queens Road day centre) are not statistically sufficient to analyse, due to the lower response rate. However, the concerns raised were consistent with those raised by service users and carers/families of the Riverside day centre. A response to each of the response themes identified has been provided to outline the mitigating actions available to the council to address these concerns or to further clarify information leading to the concern.

2. Concerns about not having enough information about the hub and proposed change

158 comments were received across all three questions, expressing concerns that there was not enough available information to enable a response in support of the hub to be given.

This does not represent the same number as the total number of responders expressing concern to each question, as many responders identified this concern for question 1, 2 and 3. This means that one responder may have three comments counted for this concern.

2.1. ASC Response

The hub is proposed to provide two different types of services.

The first is a free service where people whose lives are affected by disability can access information and advice, short-term support, and/or be signposted to other statutory and non-statutory services that are available to support them.

The second part of the hub would provide structured day support and activities, similar to that provided at Queens Road, for people with more complex disabilities who have been assessed as being in need of structured, accessible, adapted building based day care.

As the hub model develops, further information will be provided on the full range of service that will be available. The structured day service would be provided by the Southwark Resource Centre staff and utilise the range of activity spaces to provide a safe and secure environment for those attending this part of the hub.

Anyone who is identified as being suitable to receive services from the structured day service would have opportunity to visit, plan and develop a support plan with the service, to ensure they are fully aware of how their needs, or the needs of the person they care for would be met.

3. Concerns and objection about changes / reductions to existing services, staff and relationships

227 comments were received across all three questions, expressing concerns or objections to changes or reductions to services, staff and relationships between service users.

This is higher than the total number of responders (191) as many responders identified this concern for question 1, 2 and 3. This means that one responder may have three comments counted for this concern.

3.1. ASC Response

The council has a legal responsibility to ensure that people with eligible care needs receive services and support that meets these needs.

Everyone who is eligible to receive a service will continue to receive one.

Anyone who needs support will have a support plan that identifies how a person's individual needs will be met. An individual, their family and social worker will work together to agree a plan that works for them.

The council recognises that change can be very hard for people who need support. Any change will be carefully planned and supported to minimise any impact on an individual.

Well managed, change can also lead to positive experiences and outcomes for individuals. Managing any change and the necessary support required will be considered as part of an individual's support plan.

Where needed, a program of transition, staff-shadowing and handover would be developed to ensure that essential skills and knowledge gained by staff supporting individuals is maintained and transferred to new staff.

People who need support to maintain relationships with friends and others will be supported to plan this as part of their support plan.

4. Concerns about the consultation process

57 comments were received across all three questions, expressing concerns about the consultation process.

People responding commented that the consultation did not focus on the proposed changes to Queens Road and Riverside day centres, or that the consultation had not reached the right audience.

4.1. ASC Response

The consultation on the disabilities hub was promoted via the following channels:

- Consultative Stakeholder Group with representation from:
 - Camden Society service users, parent carer group, families and staff
 - Southwark Resource Centre service users, families and staff
- Southwark Council's on-line Consultation Hub
- 245 hard copy and 'easy read' questionnaires sent to physical and learning disabilities day service users.
- Distributed to 97 providers of services to Southwark learning / physical disability service users
- Southwark Council Local Offer website and Twitter page
- Parents and Young People consortium

The feedback given in response to this consultation has helped the council to understand how to better engage with families, carers and service users, as well as how to make sure people understand what the proposals are and what they would mean for them and those who care for them.

We have listened carefully to this feedback and a further consultation has been launched on the proposed development of a disability hub for people in Southwark and the ending of the lease for Queens Road Day Centre.

Concerns addressing any change to Riverside day centre have been responded in **ASC response 1.1.**

5. Concerns about safety of vulnerable service users ('open-door' / public access)

80 comments were received across all three questions, expressing concerns about safety of vulnerable service users.

The concerns were raised primarily in response to concerns that service users may leave the building unaccompanied, causing risk to their safety, or be at risk of abuse from members of the public due to the current freedom of access into the Southwark Resource Centre

5.1. ASC Response

There would be different access and security controls within the hub that allow access within and around the building to be safely controlled.

Individual support plans would be used to make sure that everyone who accesses the hub is safe, and that the building itself is made secure and safe for more vulnerable people.

Southwark Resource Centre does not currently require this level of access control; however, plans have been identified to ensure any modifications can be implemented if the change goes ahead.

6. Concerns about infringing on the human rights of disabled people

2 responses were received explicitly commenting that the proposed changes to day services for people with disabilities in Southwark infringed on individual human rights of disabled people.

Other comments raised expressing concern over the rights of those who may be affected are responded to against the specific concern raised. For example, where concerns that the building is not suitable for privacy or security, these are responded to in ASC responses 7.1 & 8.1.

6.1. ASC Response

Any proposed changes will be implemented in line with the Care Act. The Care Act requires local authorities to complete assessments for people, including carers, who appear to have a need for care and support.

The local authority must then apply a national eligibility threshold to determine whether the individual has eligible needs.

A local authority must help a person plan how their eligible needs will be met through the preparation of a care and support plan or support plan for carers.

7. Concerns about suitability of facilities, staff, location and accessibility of SRC

127 responses were received expressing concerns that the facilities, staff, location and accessibility of SRC were not suitable for the hub.

A number of concerns referenced the SRC façade being fully glazed and allowing easy sight into the centre from members of the public. Further details of the centre and space available has been provided below. A plan of the building is provided to show where and how the centre can be sectioned into spaces that allow for both structured and unstructured day activities to take place and ensure the safety and privacy of service users accessing the centre.

7.1. ASC Response

The Southwark Resource Centre has a number of rooms and areas, including:

- A café & reception area
- Space for information and advice surgeries
- Accessible toilets

Additional facilities are available to accommodate a structured day service, including:

- 2 multi purpose activity rooms
- An art and craft studio
- Music and exercise studios
- An independent living kitchen
- An IT suit
- Quiet space
- 2 fully adapted accessible change spaces with hoists and accessible bathing facilities and a number of accessible toilets.

The building was designed specifically for people with physical disabilities, and is fully accessible.

There is safe, off-street access for drop-off and parking and the centre is located in a quiet residential area. People would be supported to travel to the centre where needed.

Staff at the Southwark Resource Centre are trained to support people with disabilities, including those with complex physical disabilities. The staff team would design and plan services and activities that meet individual needs. Any training required to support individuals newly accessing the service would be organised and provided.

Activity areas and rooms are located towards the rear of the building, away from the open-access / café areas, allowing for security and privacy needs to be accommodated.

8. Concerns about capacity of SRC

56 responses were received expressing concern about the capacity of the SRC to accommodate the proposed changes.

The comments received often expressed concern that the available space at SRC would not be sufficient to accommodate all service users from Riverside and Queens Road day centres.

8.1. ASC Response

Southwark Resource Centre is only one of a number of options for people who access Queens Road to attend if the centre closes.

The building was designed with a capacity of up to 100 people, but the number of people accessing the building at any one time will depend on an individuals' level of need and support requirements.

Individual service user assessments indicate that only less than 15 people from Queens Road would need to attend the Southwark Resource Centre to access structured day services.

Other people have been identified as being able to access different services that have capacity to meet their needs, including the Riverside day centre.

9. Concerns about 'cost cutting' / investment into existing facilities

29 responses were received expressing concern that the proposed changes were driven by 'cost-cutting' and queried why the council was not investing in the Queens Road day centre.

9.1. ASC Response

The Council estimates that it would cost £1.4m to bring Queens Road day centre up to standard. In contrast, the council already has a modern and purpose built centre at the Southwark Resource Centre in Walworth. This centre has been designed and adapted specifically for people with complex disabilities, and has the potential to offer a wider range of services and supports than currently provided. Only minor alterations would be required to enable people with learning disabilities to access structured day services from the centre, similar to that provided from the Queens Road day centre.

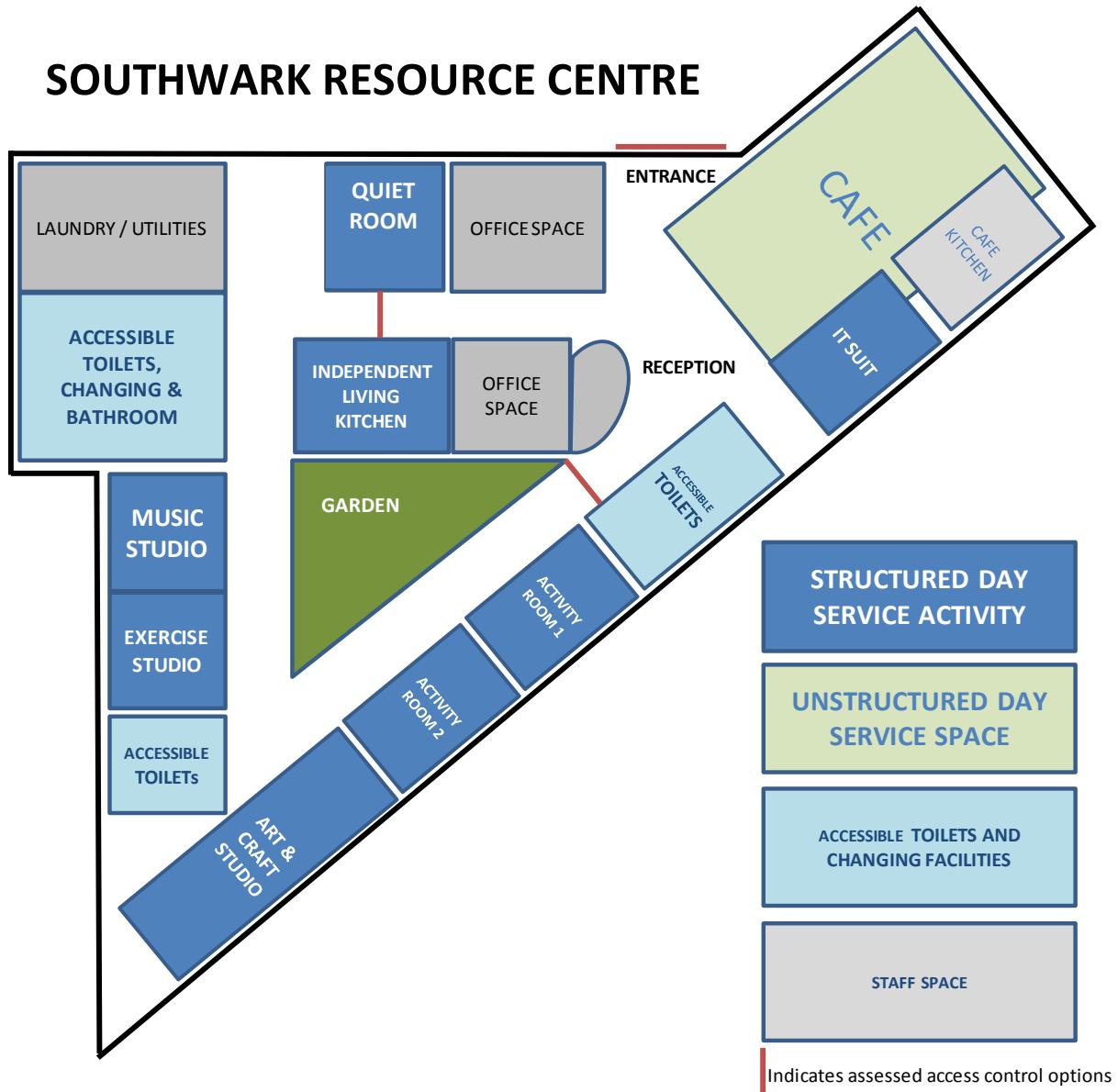
The current utilisation of the building is significantly below its capacity, and opportunities exist to make better use of the available space and facilities and to prove a dedicated structured day service to people who need to access building based day services.

By increasing the use of the building, and offering a wider range of services, including a structured day service for adults with learning disabilities, the council is able to achieve greater efficiencies from the service and maximise the effectiveness and value for money provided to Southwark residents and service users.

Developing the site further to include the provision of access, information and advise to all people who's lives are affected by disability, whether eligible for adult social care services or not, further enhances the opportunity of the centre to meet the councils duty to provide adults in need and carers with information about care and support arrangements, including how the care system operates; the care and support choices they have; how to access this support and how to raise safeguarding concerns.

The location of these services together is what is referred to as the 'disabilities hub' and seeks to act as a central asset for the community to better navigate and access disability support services.

SOUTHWARK RESOURCE CENTRE





Appendix 1b: Demographic Analysis Proposal to Develop a Disability Hub Consultation

www.southwark.gov.uk

The Council consulted on proposed changes to develop a hub for people with disabilities in Southwark between 26 June and 7 August 2017.

The consultation proposed a change to the way people with disabilities access support in Southwark via the development of an accessible hub to provide information, advice, care and support to individuals whose lives are affected by disability, and a change to day centre services in Southwark

This document sets out the demographic analysis from the responses received from the consultation.

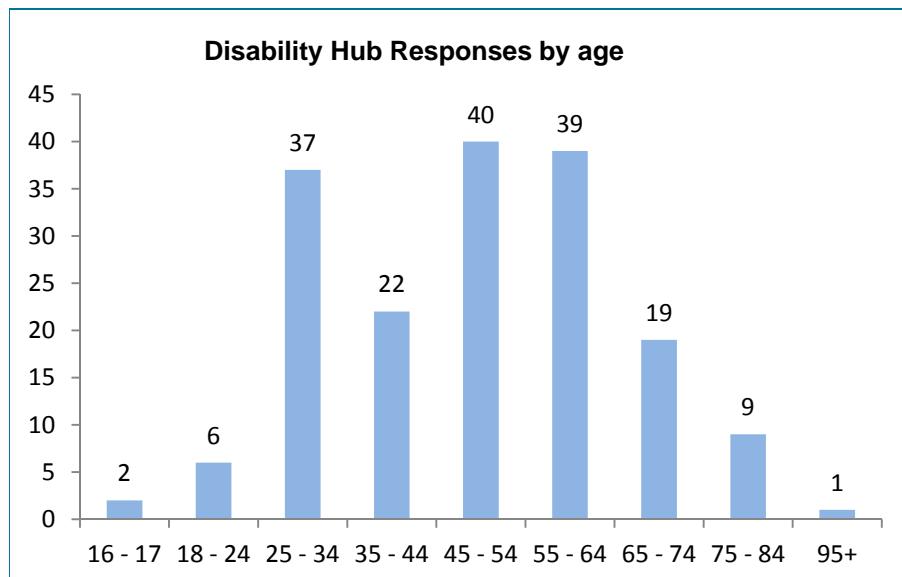
Contents

All Respondents	3
Age	3
Disability	3
Type of disability.....	4
Preferred Language	4
Religion	5
Gender & Gender Reassignment.....	5
Sexual Orientation	6
Ethnicity	7
Q1. Do you agree with the proposal to develop a hub for people with disabilities in Southwark?8	
Age	8
Disability	8
Preferred Language	9
Religion	9
Gender	10
Sexual orientation.....	10
Ethnicity	10
Q2. Do you think your needs will be met if this change went ahead?	11
Age	11
Disability	11
Preferred Language	12
Religion	12
Gender	13
Sexual Orientation	13
Ethnicity	13
Q3. Do you agree that Southwark Resource Centre would be an appropriate location for the hub?	14
Age	14
Disability	14
Preferred Language	15
Religion	15
Gender	16
Sexual Orientation	16
Ethnicity	16

All Respondents

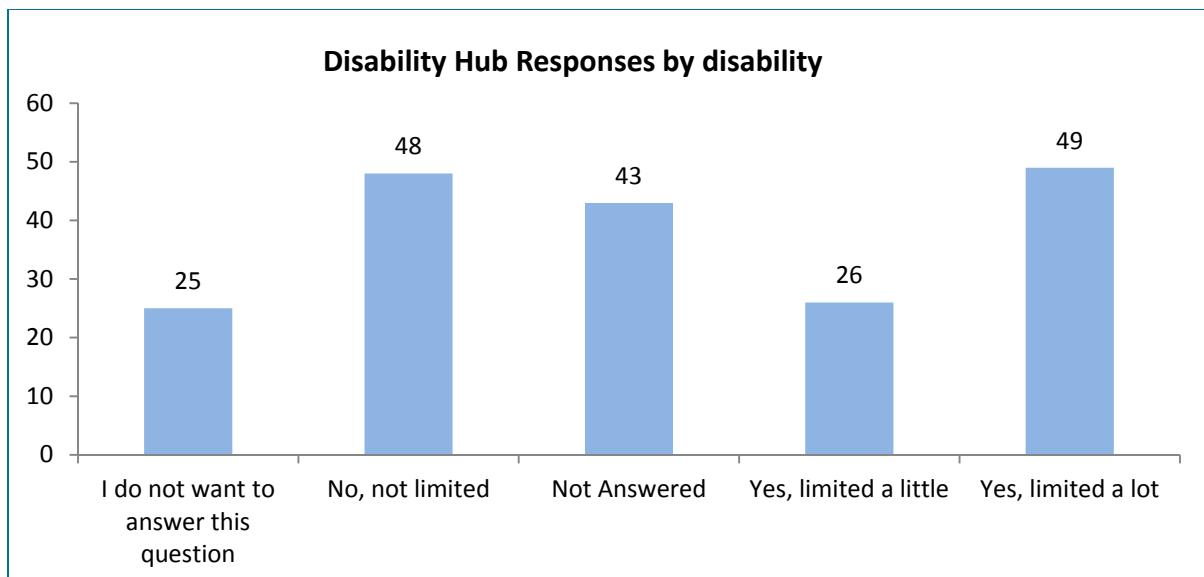
Age

8 of 191 respondents did not give their age, and a further 8 explicitly did not want to give their age.



Young adults 16-24	8	5%
Young Working age	59	34%
Older working age 45-64	79	45%
Older working	29	17%

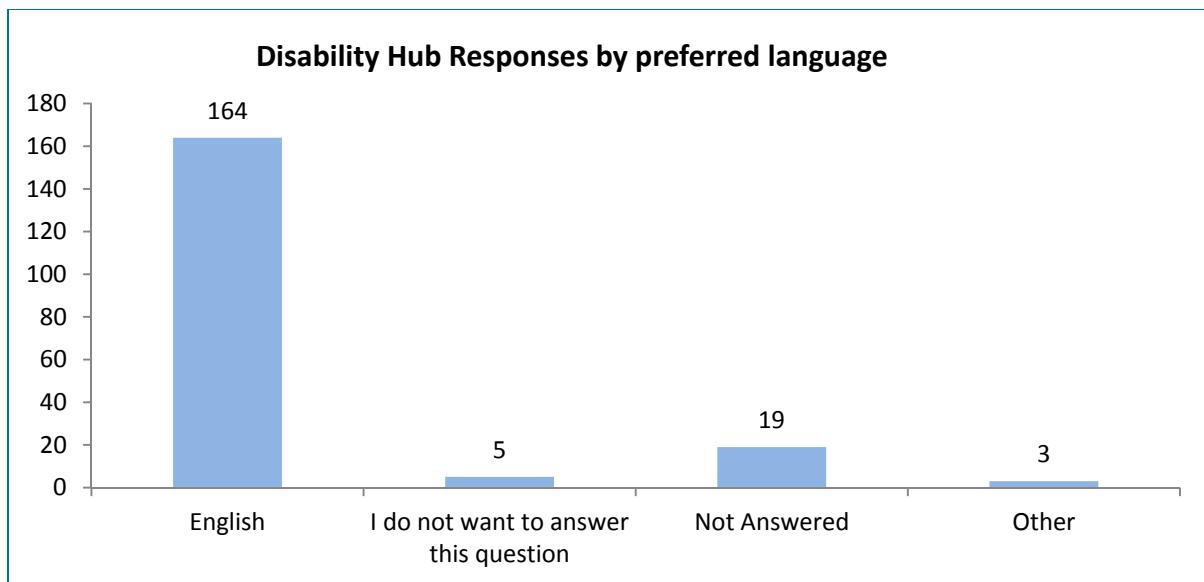
Disability



Type of Disability

Hearing/ Vision	39
Physical/ Mobility	53
Mental Health	23
Learning Difficulties	70
Memory Problems	23
Others ¹	30

Preferred Language

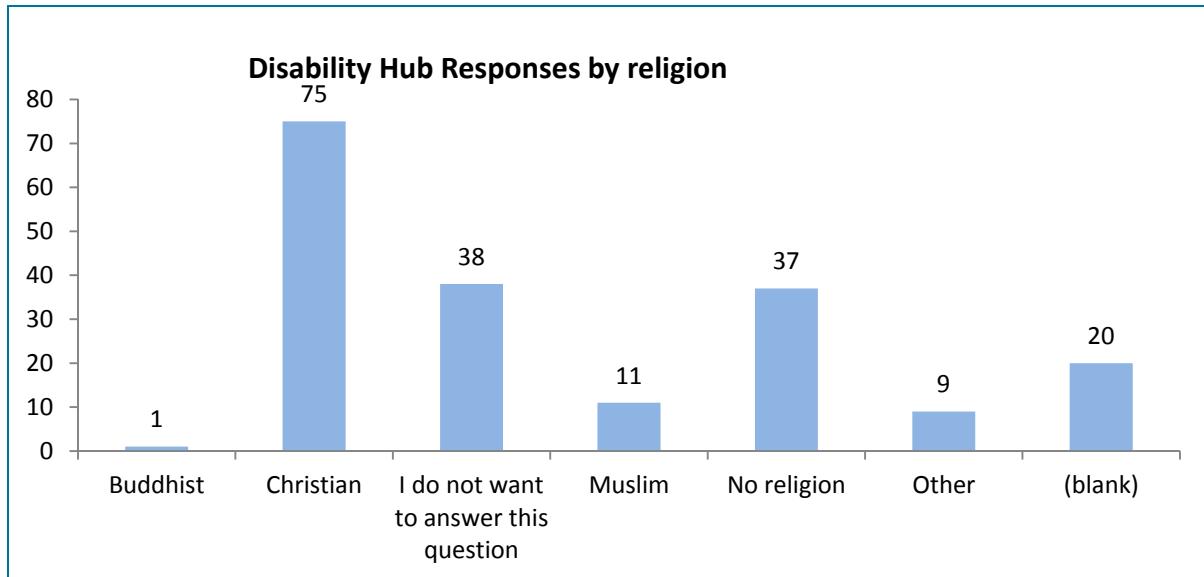


13 respondents indicated other preferred languages or verbal conditions.

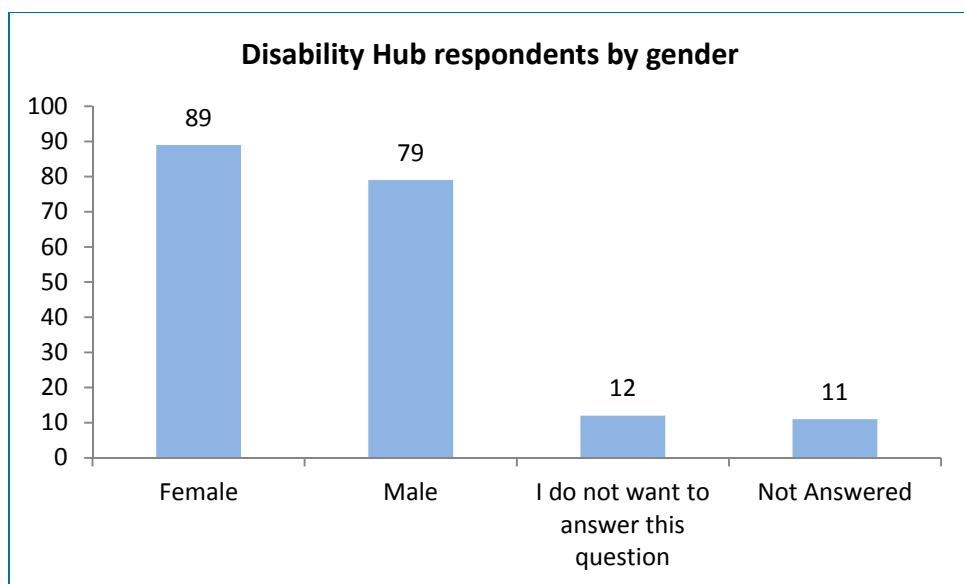
Non verbal	6
Turkish	2
Bengali	1
Cantonese	1
Portuguese	1
Spanish	1
Supported with Makaton	1

¹ Autism, Cerebral Palsy, Epilepsy, severe brain damage, diabetes, Downs' Syndrome, glaucoma, hemiplegia, Rett syndrome, MS, Osteoarthritis, Paraplegie,

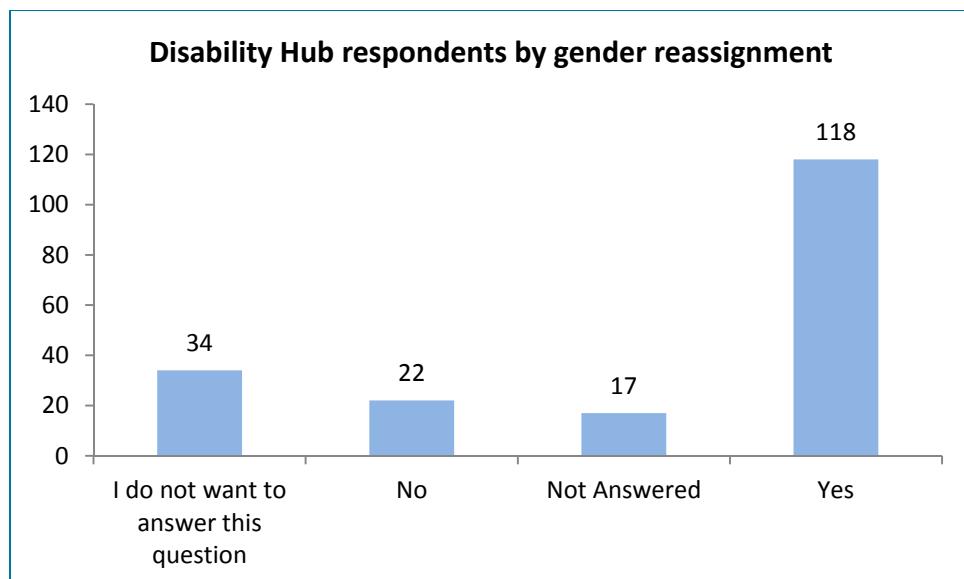
Religion



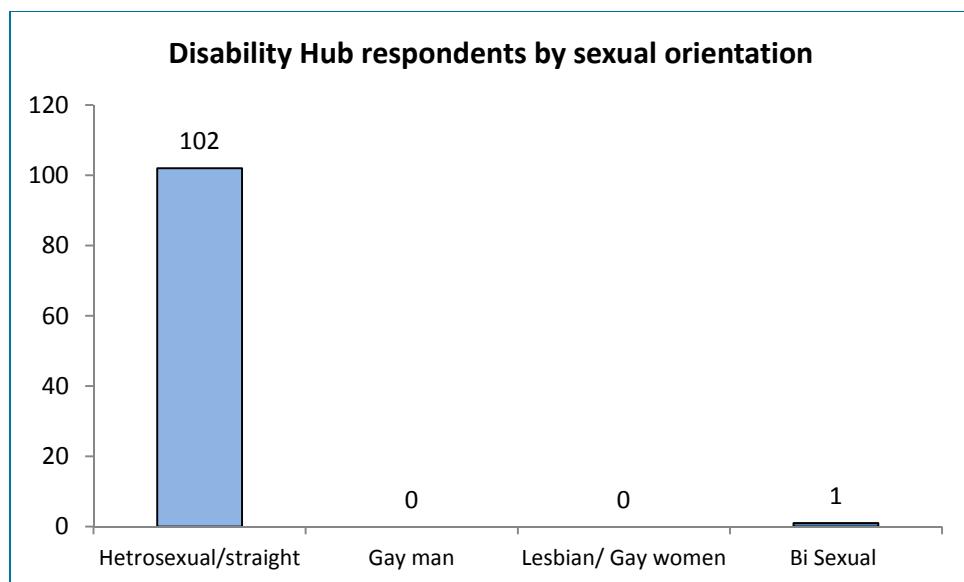
Gender & Gender Reassignment



22 respondents answered *no* to '*Is your gender identity the same as the gender you were assigned at birth?*' This is 12% of all respondents, which is much higher than would be representative of the population.

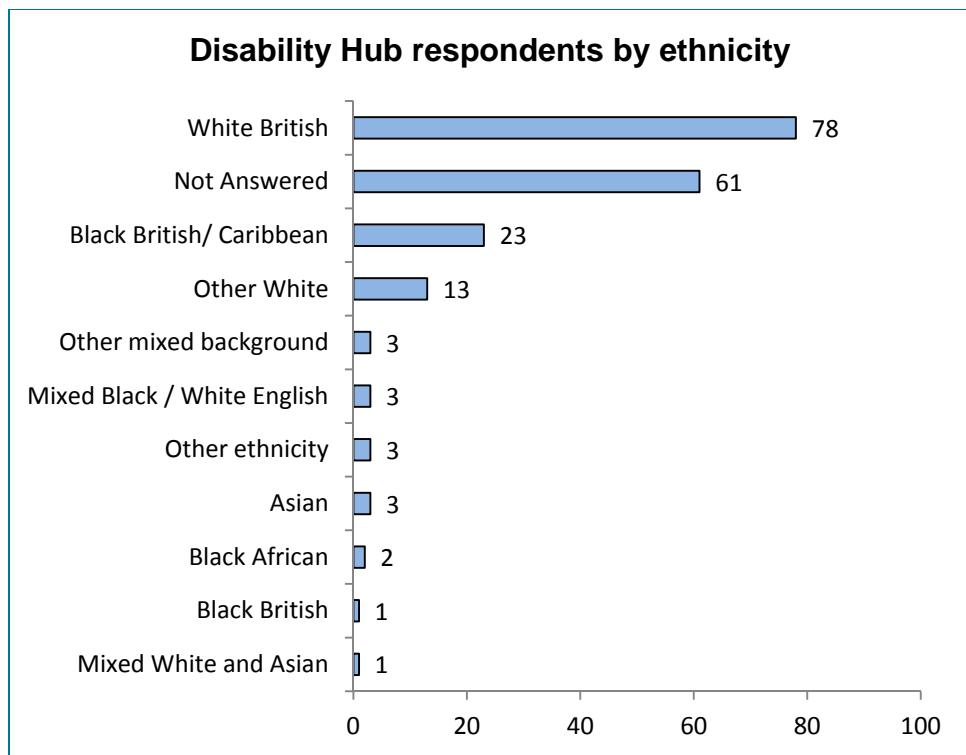


Sexual Orientation



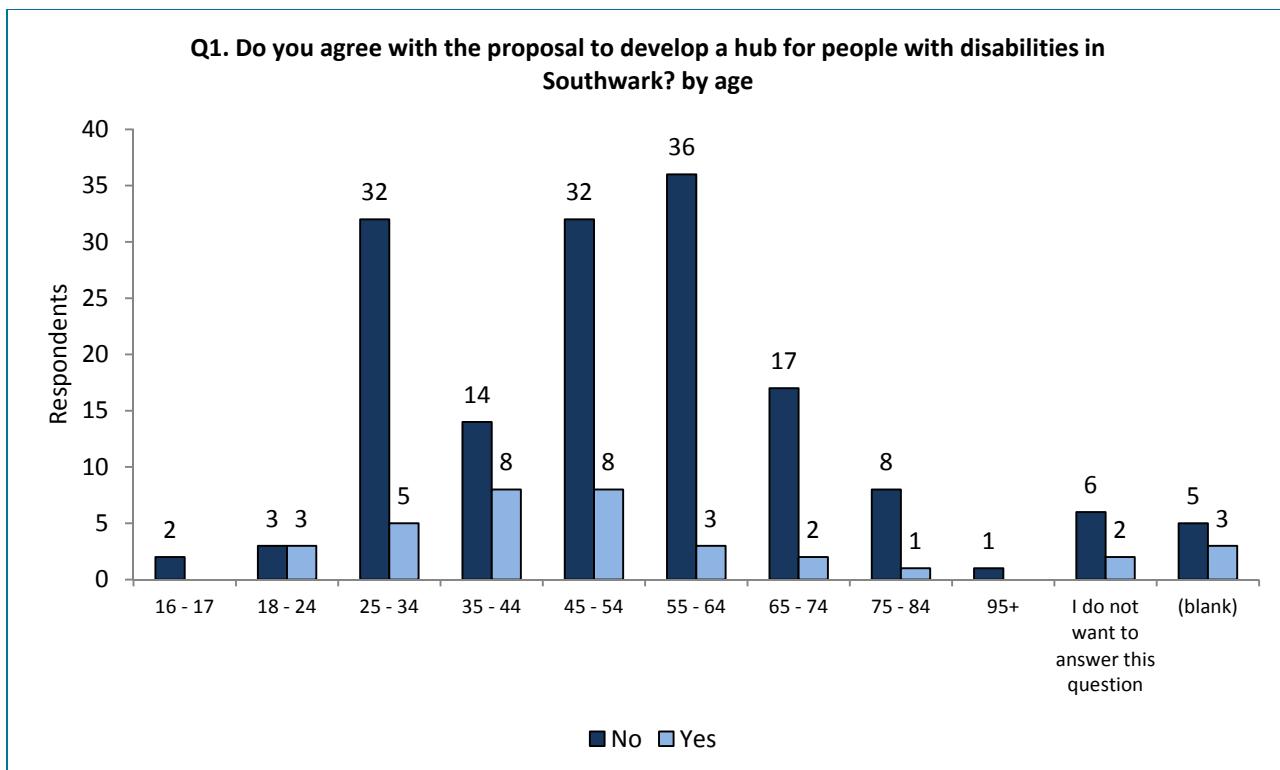
Ethnicity

A third (32%) of respondents did not give their ethnicity.

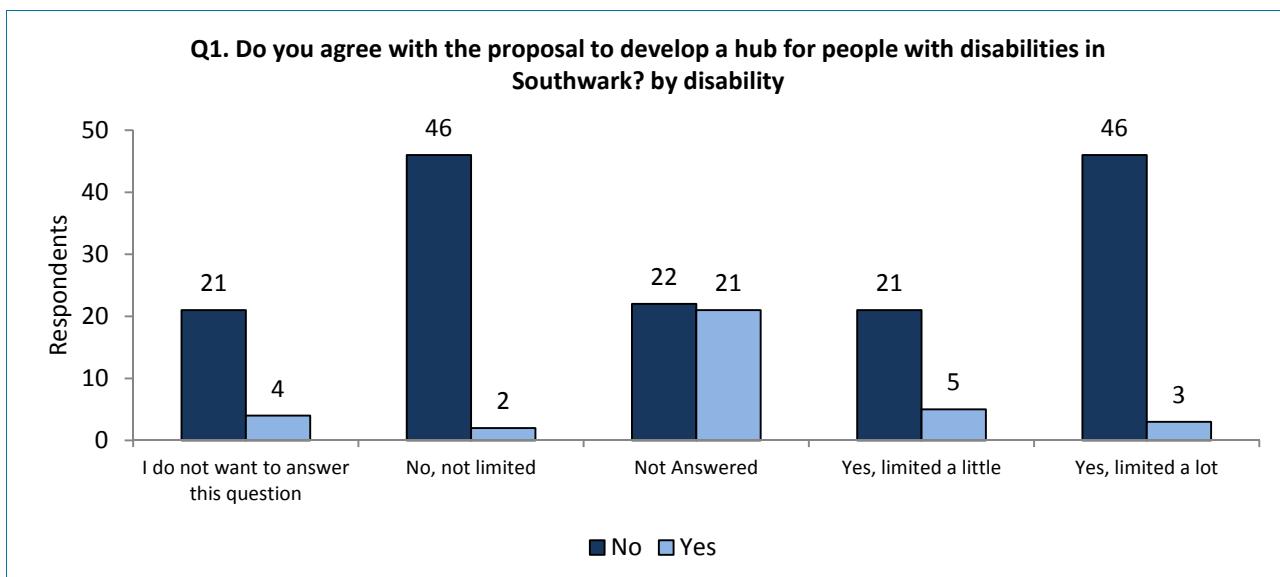


Q1. Do you agree with the proposal to develop a hub for people with disabilities in Southwark?

Age

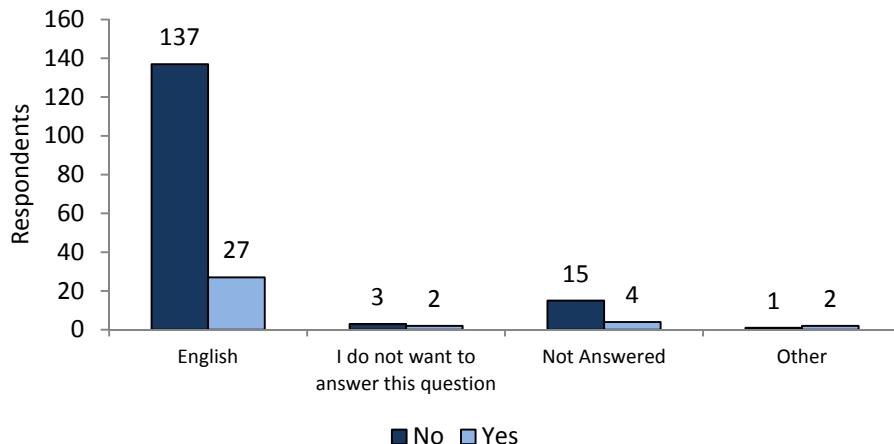


Disability



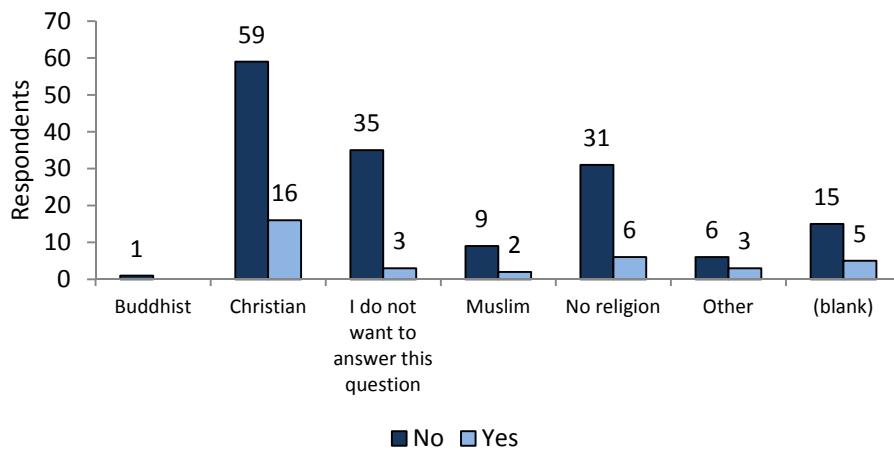
Preferred Language

Q1. Do you agree with the proposal to develop a hub for people with disabilities in Southwark? by preferred language

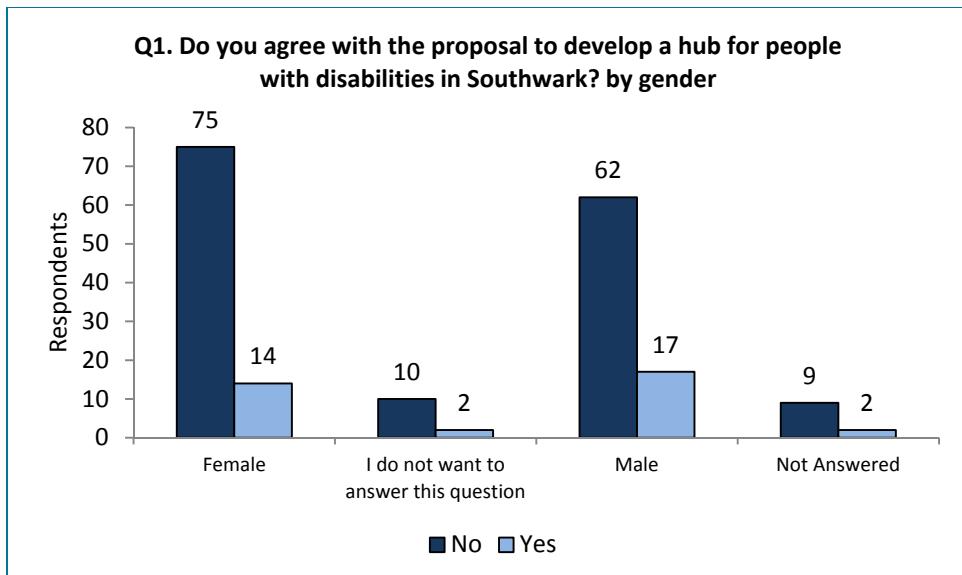


Religion

Q1. Do you agree with the proposal to develop a hub for people with disabilities in Southwark? by religion



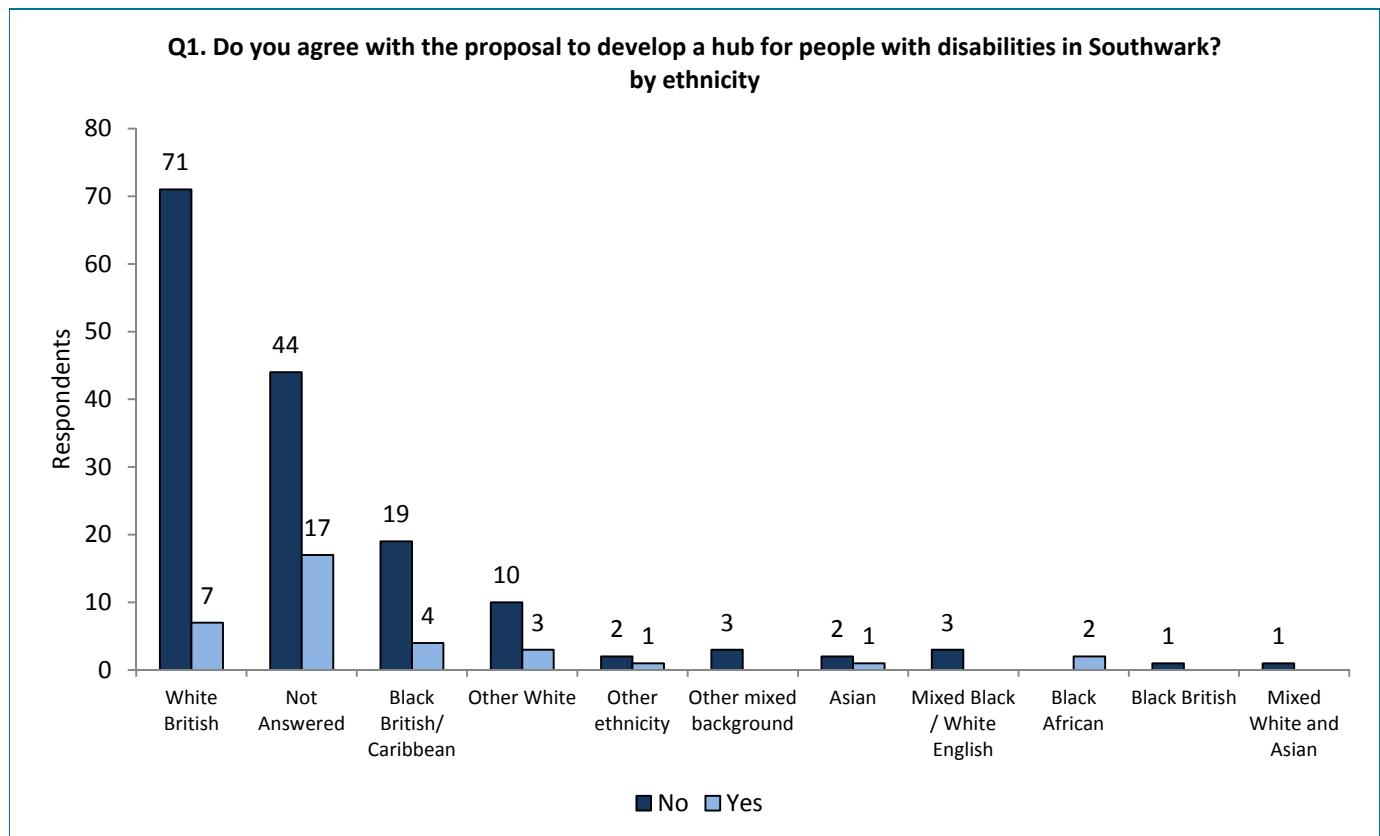
Gender



Sexual Orientation

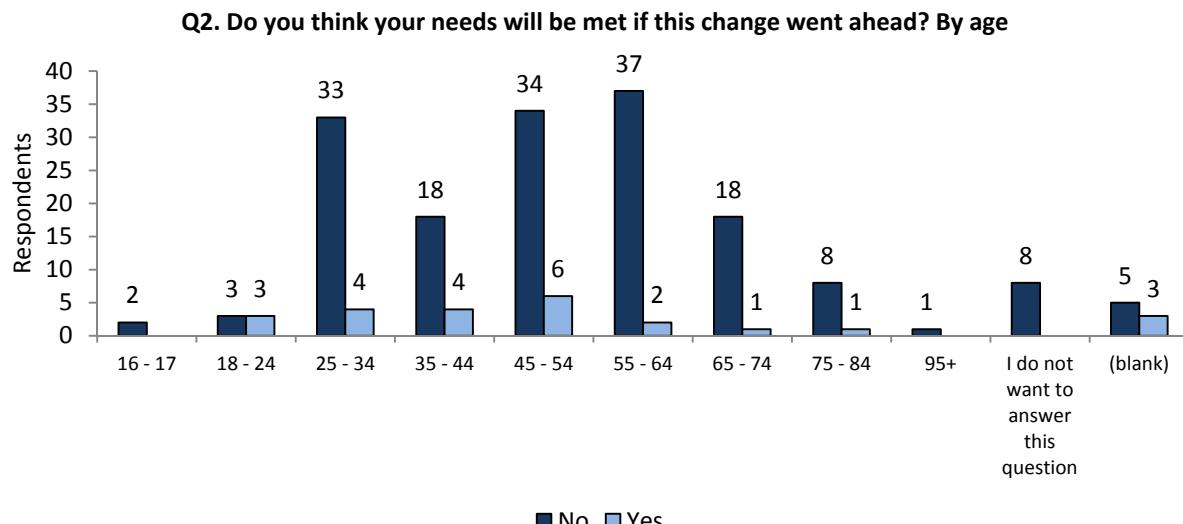
Only 1 person who answered the question identified themselves as other than Heterosexual – consequently there is no meaningful sub-group analysis by this question.

Ethnicity

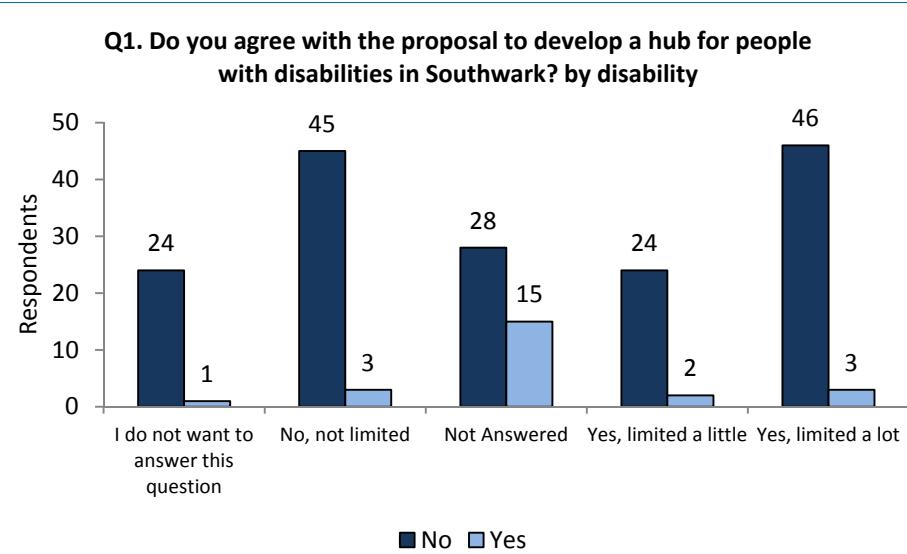


Q2. Do you think your needs will be met if this change went ahead?

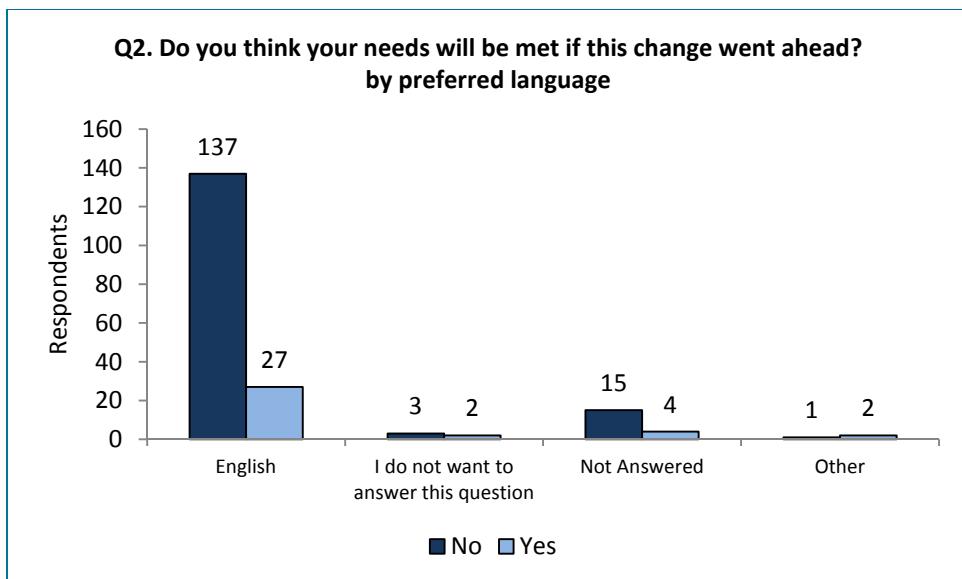
Age



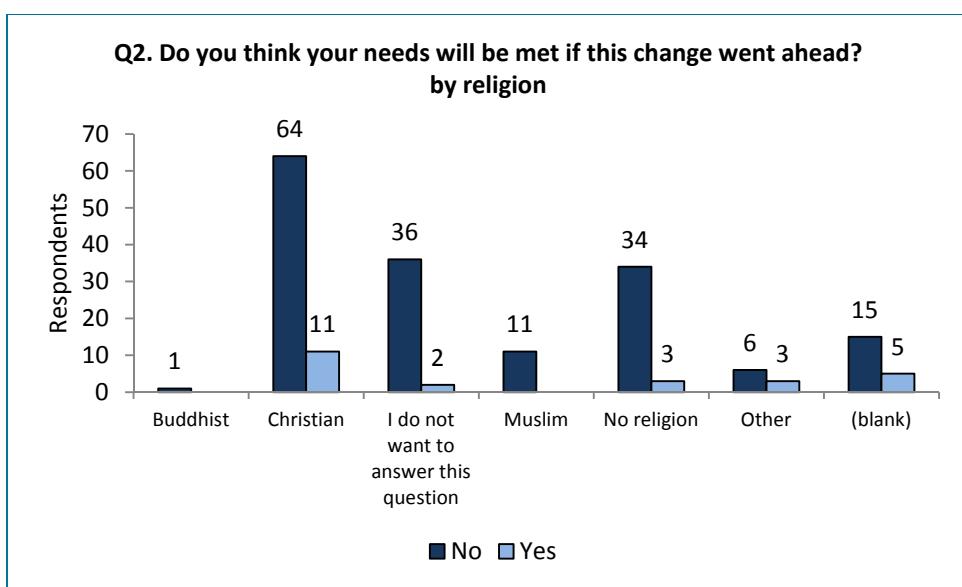
Disability



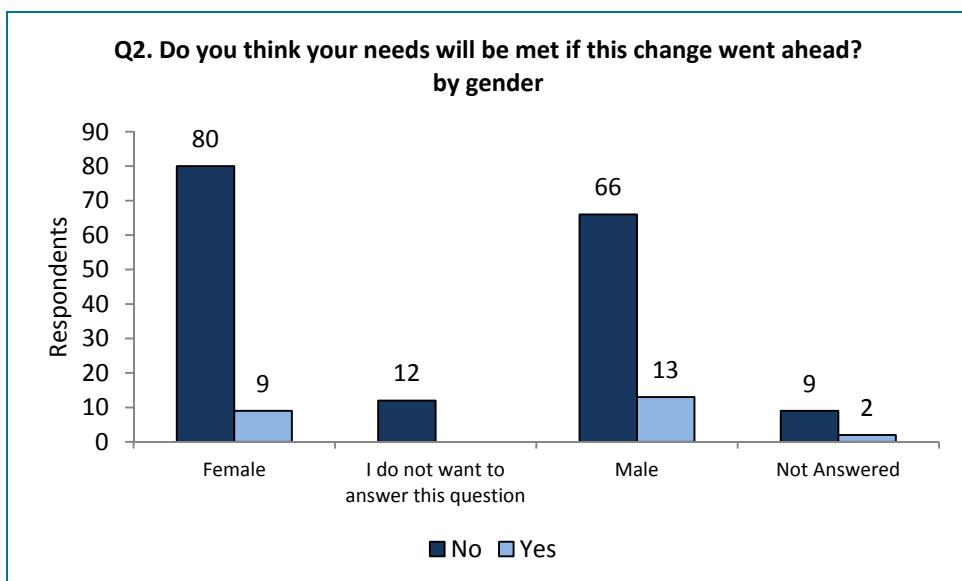
Preferred Language



Religion



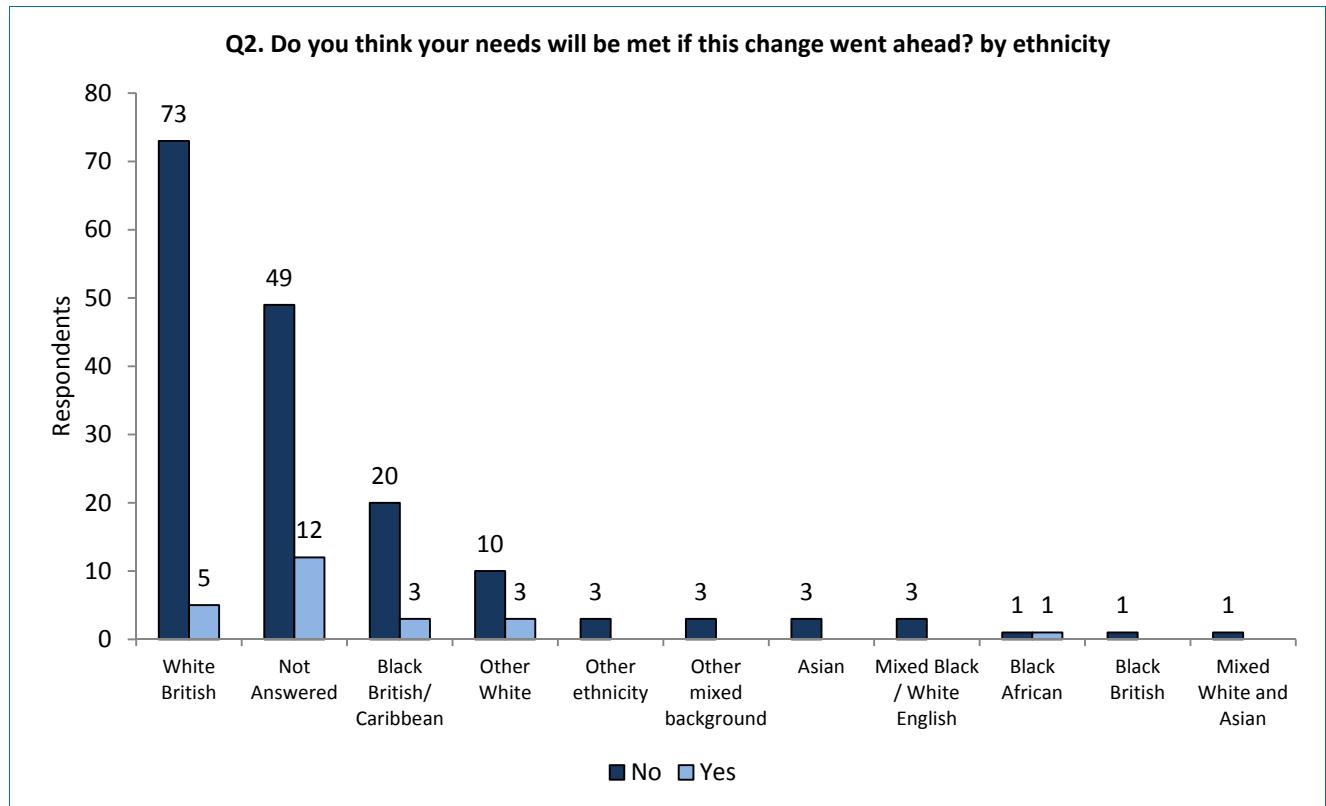
Gender



Sexual Orientation

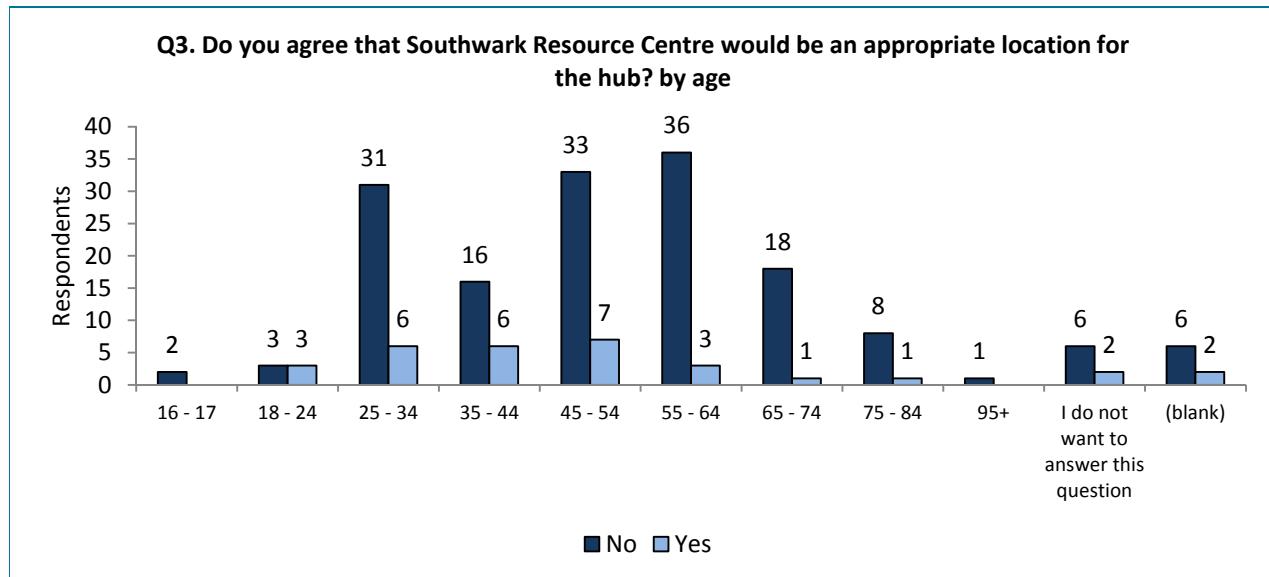
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Ethnicity

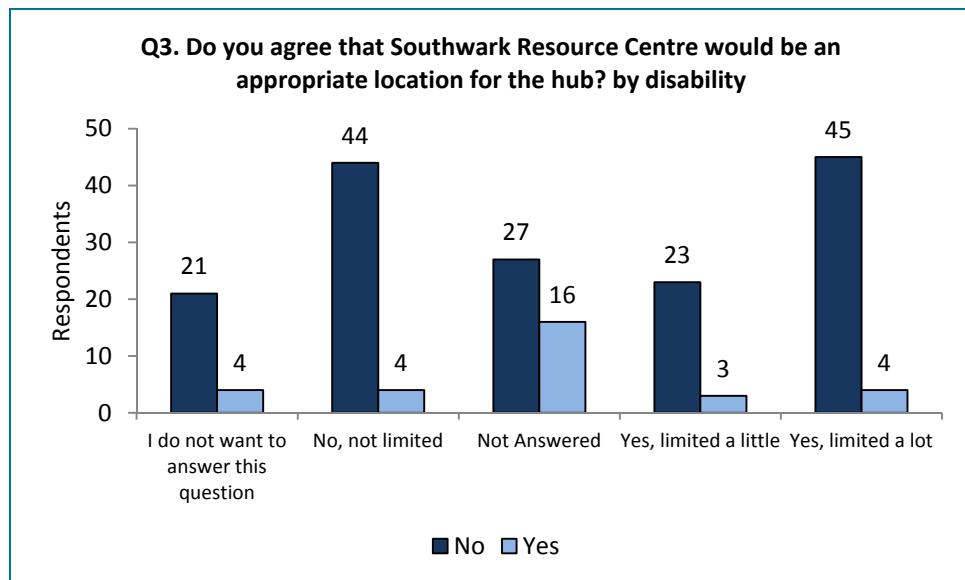


Q3. Do you agree that Southwark Resource Centre would be an appropriate location for the hub?

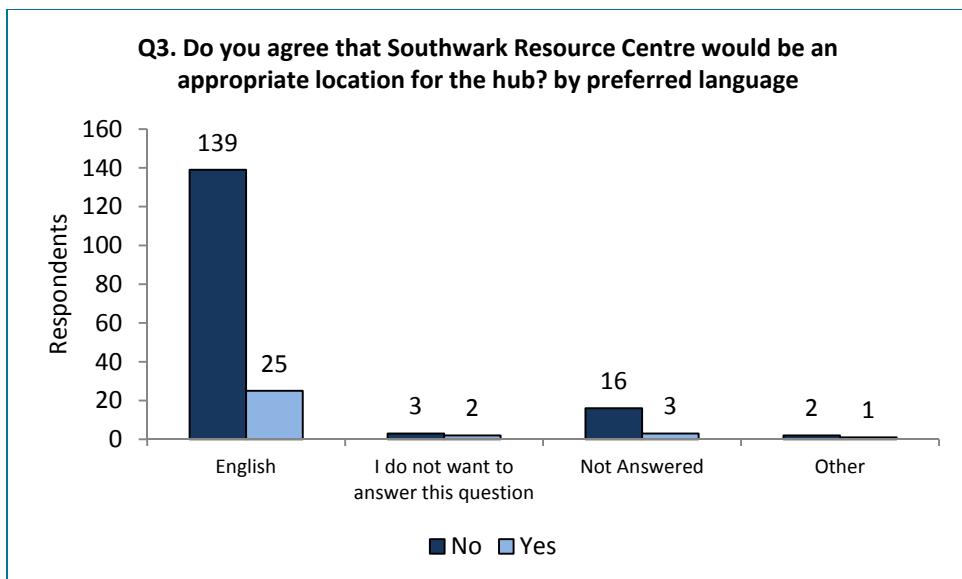
Age



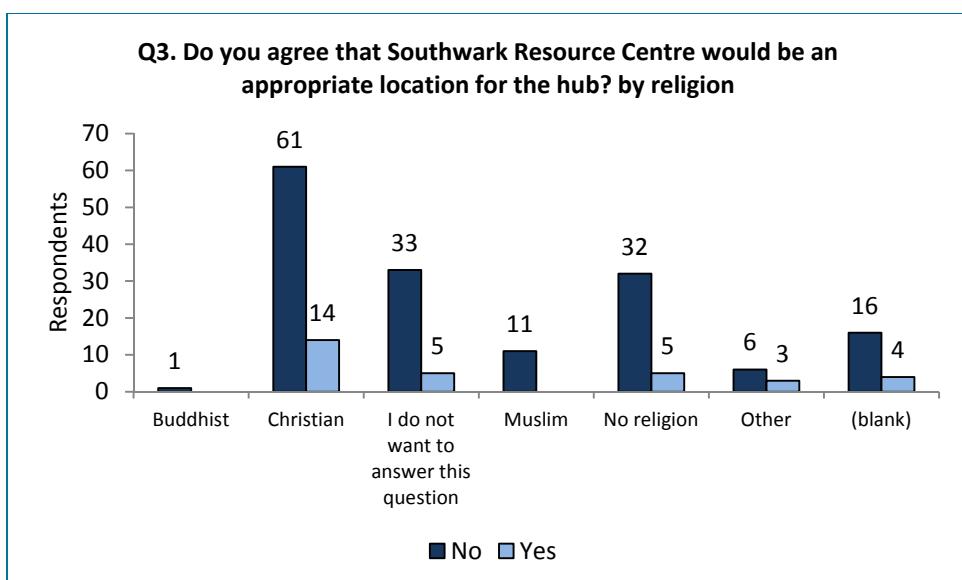
Disability



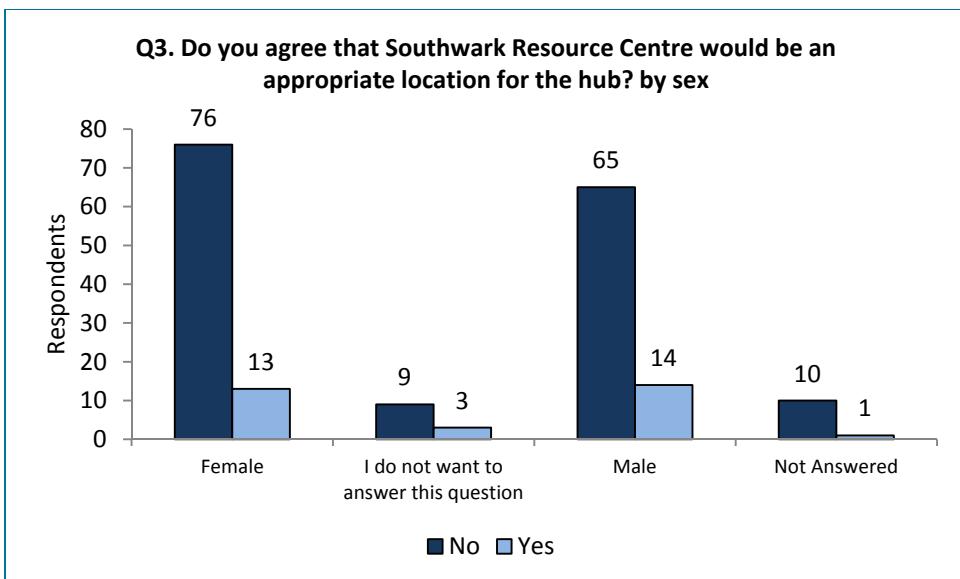
Preferred Language



Religion



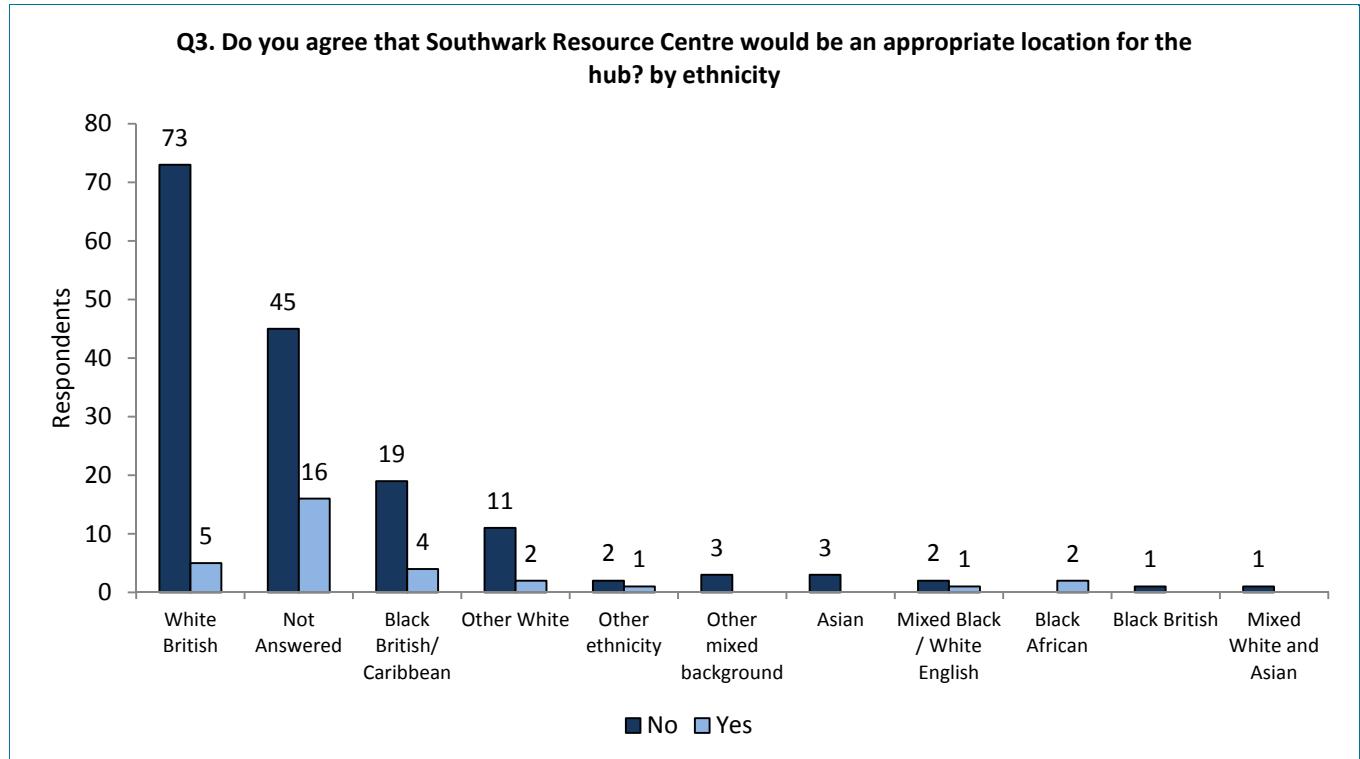
Gender



Sexual Orientation

Only 1 person who answered the question identified themselves as other than Heterosexual – consequently there is no meaningful sub-group analysis by this question.

Ethnicity



Further Consultation Summary Outcome Report: Proposed Development of a Disability Hub and the Ending of the Lease for Queens Road Day Centre

www.southwark.gov.uk

Southwark Council consulted on proposed changes to develop a hub for people with disabilities in the borough between 26 June and 7 August 2017.

An analysis of the comments and feedback expressed three key concerns, primarily from service users, family members and carers of service users attending The Camden Society run day centres at Riverside and Queens Road. These were that:

- i. Sufficient opportunity had not been given to object to the closure of the Queen's Road day centre
- ii. Not enough information had been provided about what the Disabilities Hub would look like
- iii. The development of the disabilities hub would lead to the closure of the Riverside day centre

Because of this, the council extended the consultation to provide additional information to clarify its intentions and to provide further opportunity for service users, families and carers of those attending the Riverside and Queens Road day centres to respond to the council's plans.

A further four week targeted 'consultation on the proposed development of a disabilities hub for people in Southwark and the ending of the lease for Queens Road day centre' was released on 19 September 2017 and closed on 17 October 2017.

The second consultation document was sent directly to a combined total of 211 service users, family members and carers of those attending the Riverside and Queens Road day centres across 165 households. To ensure receipt, the consultation documents were sent by Royal Mail guaranteed special delivery, with free-post return addressed envelopes provided. Hard copy consultation documents were also made available at both the Queens Road and Riverside day centres, again with free-post return enveloped provided. The consultation documentation was sent electronically to the Camden Society and Camden Society parent carer group representatives for further distribution to the target audience. Social work support was offered and provided where requested to support completion of consultation documents, and an 'open day' held at Southwark Resource Centre.

Consultation Responses

The Council received 41¹ completed responses to the further consultation on the proposed development of a Disability Hub and the ending of the lease for Queens Road Day centre. This included:

- Of the 211 consultation documents sent directly to service users families and carers across 165² households, 39³ responses were received. This represents a response rate of 18%.
- An additional 2 responses were received from staff members of the Camden Society.

The responses are set out below against the questions presented in the questionnaire and indicate the number of respondents who either agreed or disagreed with the Disability Hub proposal.

Question	Yes	No	No response	Number of responses
Q1. Do you agree with the proposal to establish a disability hub which would result in the closure of Queens Road Day Centre?	6	33	2	39/41
Q2. Do you agree that the council should provide structured day services for people who have complex care needs from the Disabilities Hub at Southwark Resource Centre?	15	23	3	38/41
Q3. Are there any alternatives that you consider should be pursued by the council?	26	8	7	34/41

The responses to the further consultation are set out overleaf and are reported by service users (with day centre), carers and family members and others.

¹ A further 35 responses were received after close of business on 17 October 2017. An additional analysis of these responses is included at the end of this report.

² 11 consultation documents were returned / undelivered via Royal Mail. To facilitate receipt of documentation:

- 2 sets of consultation documentation were sent to responders known email addresses
- 8 responders were followed up via telephone
- 1 responder's documentation was returned via Royal Mail after closing of the consultation.

³ 74 responses received in total. Revised response rate of 35%

Respondents	Day Centre	No of people	Q1. Do you agree with the proposal to establish a disability hub which would result in the closure of Queens Road Day Centre?⁴		Q2. Do you agree that the council should provide structured day services for people who have complex care needs from the Disabilities Hub at Southwark?⁵		Q3. Are there any alternatives that you consider should be pursued by the council?⁶	
Service Users	Riverside Day Centre (RS)	15	Yes	2	Yes	6	Yes	10
	Queens Road Day Centre (QR)	13	No	11	No	8	No	2
	Queens Road / Riverside	1	Yes	4	Yes	7	Yes	8
All Service Users	Total		Yes	6	Yes	14	Yes	18
			No	21	No	13	No	7
Carers/ Family	Riverside Day Centre (RS)	5	Yes	0	Yes	0	Yes	4
	Queens Road Day Centre (QR)	5	No	5	No	5	No	0
All Carers/Family	Total	10	Yes	0	Yes	1	Yes	7
Others	QR/RS	2	No	10	No	9	No	1
All responses	Total	41	Yes	6	Yes	15	Yes	26
			No	33	No	23	No	8

⁴ 39 of the 41 respondents answered this question.

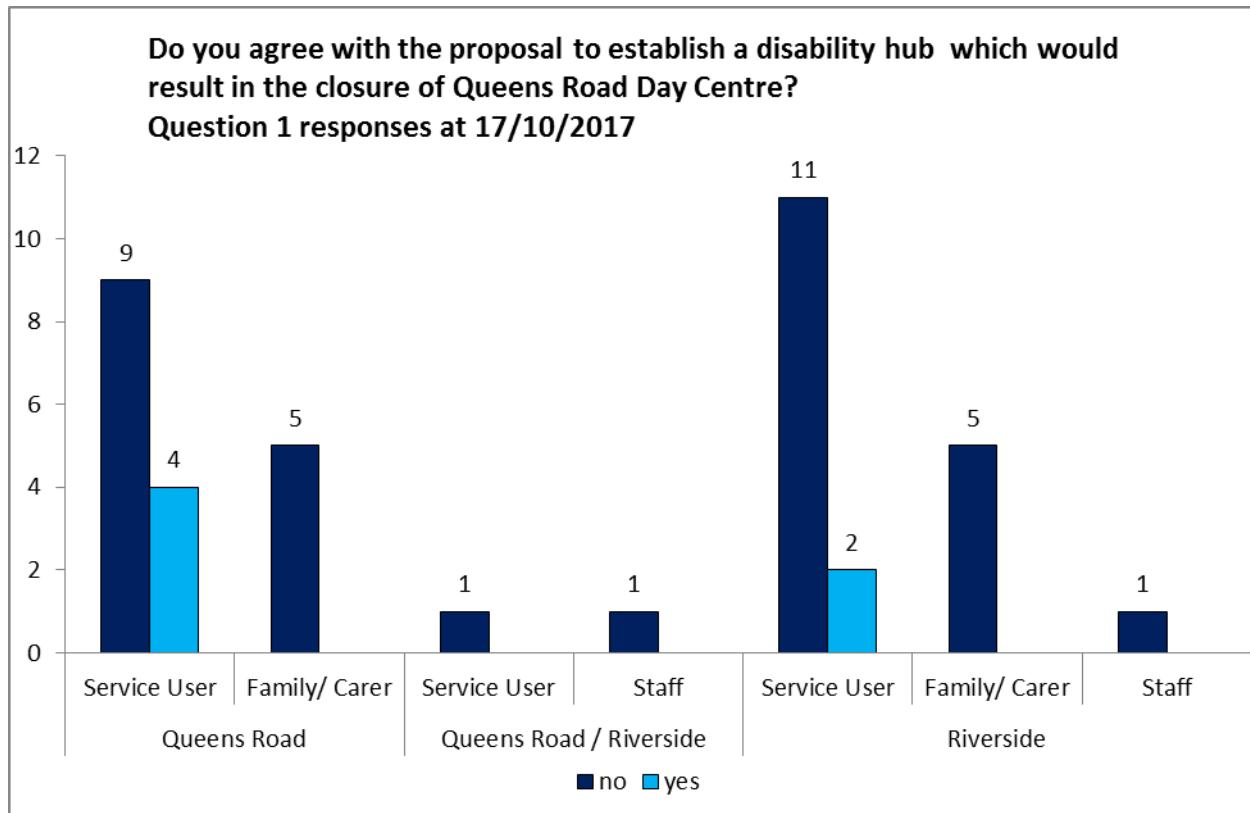
⁵ 38 of the 41 respondents answered this question.

⁶ 34 of the 41 respondents answered this question.

Proposal 1

Q1. Do you agree with the proposal to establish a disability hub which would result in the closure of Queens Road Day Centre

39 of the 41 respondents answered this question.



Observations

- A total of 27 out of 29 service users answered this question. Overall, the majority of service users were against the proposal – 21 against and 6 in favour.
- The number of service users both for and against the proposal was broadly consistent across both Riverside and Queens Road centre service users.
- All 10 responding family members / carers were against the proposal.

Q1. Do you agree with the proposal to establish a disability hub which would result in the closure of Queens Road Day Centre?

Comments & Themes

36 comments were identified against the proposal that were consistent with previous themes of concern raised, including:

Key Themes	Responses
<i>Not Enough Info</i>	2
<i>Objections to Change</i>	21
<i>Consultation Process</i>	1
<i>Individual Need</i>	7
<i>Safety</i>	1
<i>Human Rights</i>	0
<i>SRC Suitability</i>	3
<i>SRC Capacity</i>	1
<i>Cost Cutting</i>	0

3 comments were identified in favour the proposal that were consistent with previous themes of concern raised, including:

<i>Better Services</i>	0
<i>SRC Accessibility</i>	0
<i>Better Access</i>	0
<i>Improved Outcomes</i>	3

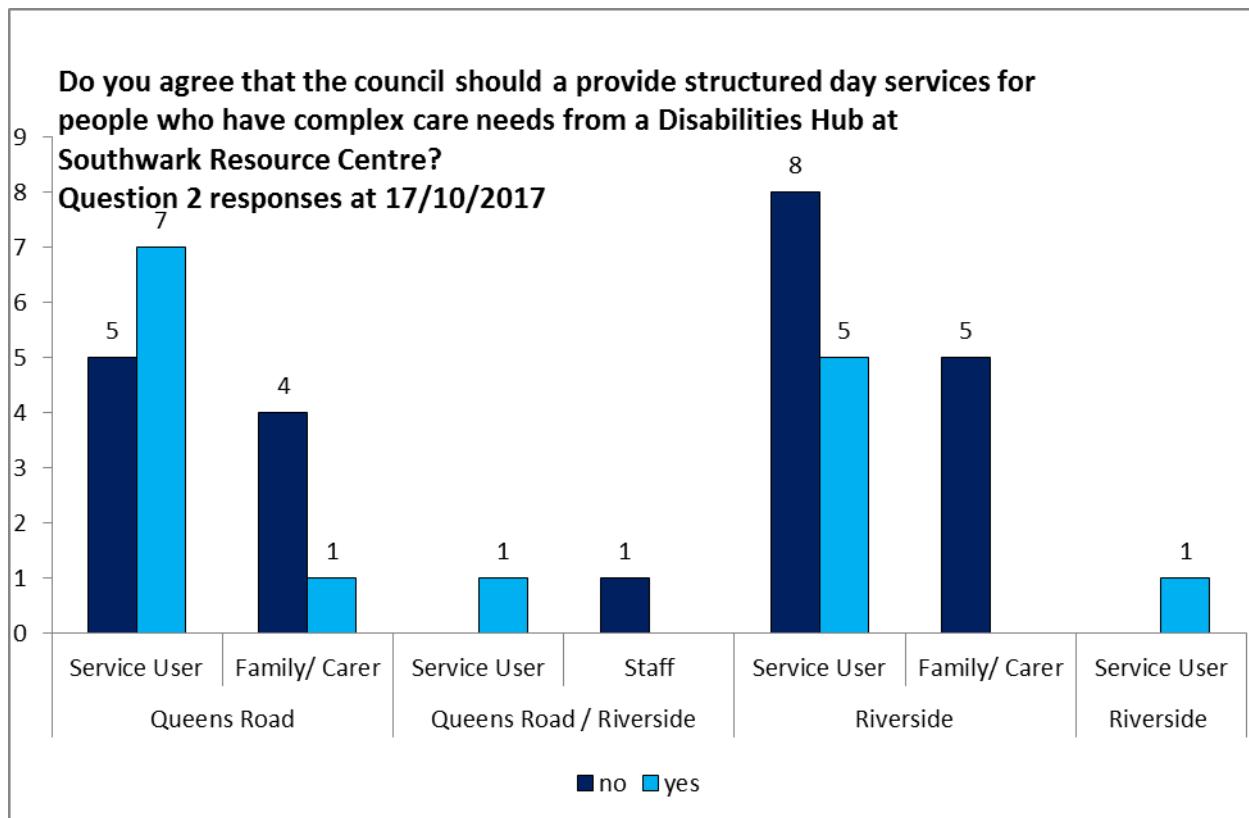
2 Further comments were provided, identifying new areas of concern and support that had not previously categorised as a theme, this included:

1 comment in support of developing a hub to enable continuity of services to meet need, and 1 comment expressing concern about the impact on Riverside Day centre and Service users should existing service users from Queens Road transfer to Riverside.

Proposal 2

Q2. Do you agree that the council should provide structured day services for people who have complex care needs from the Disabilities Hub at Southwark Resource Centre?

38 of the 41 respondents answered this question.



Observations

- A total of 27 out of 29 service users answered this question. Overall, the majority of service users were equally split on this proposal – 13 against and 14 in favour.
- More service users responding from Queens Road day centre were in favour of the proposal than against – 8 in favour and 5 against.
- More service users from Riverside day centre were against the proposal than in favour – 8 against and 5 in favour.
- 9 out of 10 family members/carers were against the proposal.

Q2. Do you agree that the council should provide structured day services for people who have complex care needs from the Disabilities Hub at Southwark Resource Centre?

Comments & Themes

29 comments were identified against the proposal that were consistent with previous themes of concern raised, including:

Key Themes	Responses
<i>Not Enough Info</i>	1
<i>Objections to Change</i>	20
<i>Consultation Process</i>	0
<i>Individual Need</i>	3
<i>Safety</i>	1
<i>Human Rights</i>	0
<i>SRC Suitability</i>	2
<i>SRC Capacity</i>	0
<i>Cost Cutting</i>	2

4 comments were identified in favour the proposal that were consistent with previous themes of concern raised, including:

<i>Better Services</i>	0
<i>SRC Accessibility</i>	1
<i>Better Access</i>	1
<i>Improved Outcomes</i>	3

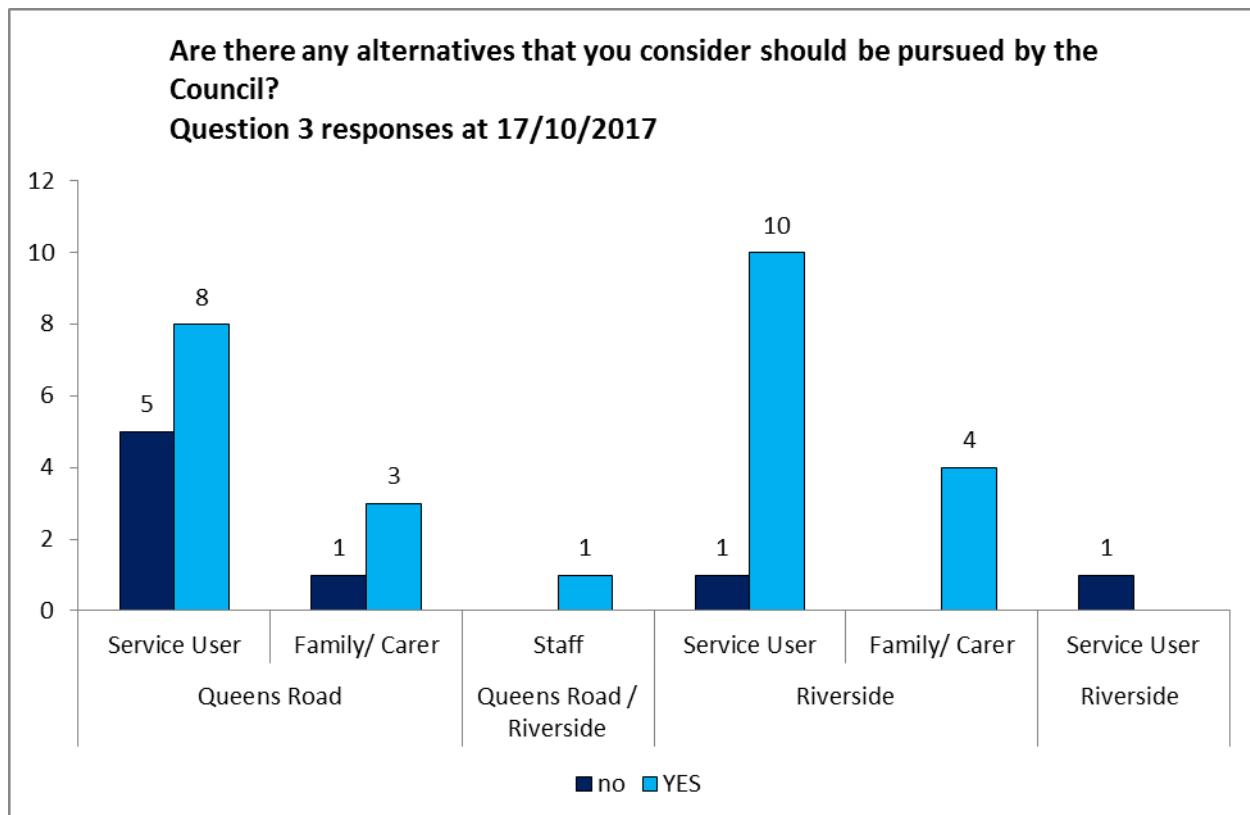
7 further comments were provided, identifying new areas of concern and support that had not previously categorised as a theme, this included:

4 comment in support of developing a hub to enable continuity of services to meet need, and 2 comment expressing concern about the experience and training of staff to support people with learning disabilities at the Southwark Resource Centre.

Proposal 3

Q3. Are there any alternatives that you consider should be pursued by the Council?

34 of the 41 respondents answered this question.



Observations

- A total of 25 out of 29 service users answered this question. 18 service users believed alternatives should be pursued by the council. 7 did not identify alternatives.
- 8 out of 10 family members/ carers answered this question, 7 out of these believed alternatives should be pursued.
- 5 out of the 8 responders who did not identify alternatives were from Queens Road day centre.

Comments & Themes

25 comments identified alternative proposals, including

<i>Develop QR site to include a day centre</i>	<i>Maintain and refurbish Queens Road day centre</i>	<i>Identify alternative /vacant council buildings</i>	<i>Increase non-build based support</i>	<i>Develop a day centre for people with Autism</i>
4 comments	9 comments	7 comments	2 comments	3 comments

Q4. Any other comments?

Comments & Themes

30 of the 41 responders provided additional comments

39 comments were identified against the proposals that were consistent with previous themes of concern raised, including:

Key Themes	Responses
<i>Not Enough Info</i>	1
<i>Objections to Change</i>	11
<i>Consultation Process</i>	4
<i>Individual Need</i>	11
<i>Safety</i>	0
<i>Human Rights</i>	0
<i>SRC Suitability</i>	6
<i>SRC Capacity</i>	2
<i>Cost Cutting</i>	4

2 comments were identified in favour the proposal that were consistent with previous themes of concern raised, including:

<i>Better Services</i>	0
<i>SRC Accessibility</i>	0
<i>Better Access</i>	1
<i>Improved Outcomes</i>	1

2 additional comments were provided expressing concern about the experience and training of staff to support people with learning disabilities at the Southwark Resource Centre.

Additional Themes arising from further consultation

Total additional comments / themes received against all questions:

Additional Themes	Responses
<i>Support for continuity of services to meet need</i>	5
<i>Concern about impact on Riverside day centre</i>	1
<i>Experience and training of staff at Southwark Resource Centre</i>	4

Further consultation responses received after closing on 17 October 2017

A total of 35 additional consultation responses were hand delivered to Council offices at 7 p.m. on the 17 October. As this was post close of business, they were not received for inclusion within the analysis until the 18 October, post closure of the consultation.

The responses have been included below and revise the overall response rate to 35% based on a total receipt of 74 service user, family member and carer responses.

An analysis of those in support or against the proposals is provided below.

Q1. Do you agree with the proposal to establish a disability hub which would result in the closure of Queens Road Day Centre?

All 35 responders answered this question

Responder / Centre	QR/RS	Queens Rd	Riverside	Grand Total
Family Member/Carer	3	7	15	25
Yes	0	0	0	0
No	3	7	15	25
Service User	0	3	7	10
Yes	0	0	2	2
No	0	3	5	8
Grand Total	3	10	22	35

Observations

- 33 of the additional 35 responses received disagreed with the proposal.
- All family members and carers answering this question disagreed with the proposal.
- 8 out of 10 service users answering this question disagreed with the proposal.

Q2. Do you agree that the council should provide structured day services for people who have complex care needs from the Disabilities Hub at Southwark Resource Centre?

33 out of 35 responders answered this question

Responder / Centre	QR/RS	Queens Rd	Riverside	Grand Total
Family Member/Carer	3	7	15	25
Yes	1	0	2	3
No	2	7	12	21
Not answered	0	0	1	1
Service User	0	3	7	10
Yes	0	0	1	1
No	0	3	5	8
Not answered	0	0	1	1
Grand Total	3	10	22	35

Observations

- 29 of the 35 additional responses received disagreed with this proposal.
- 21 out of the 24 responding family members and carers disagreed with this proposal
- 8 out of the 9 responding service users disagreed with this proposal.

Q3. Are there any alternatives that you consider should be pursued by the Council?

32 of 35 responders answered this question.

Responder / Centre	QR/RS	Queens Rd	Riverside	Grand Total
Family Member/Carer	3	7	15	25
Yes	3	7	15	25
No	0	0	0	0
Service User	0	3	7	10
Yes	0	3	4	7
No	0	0	0	0
Not answered	0	0	3	3
Grand Total	3	10	22	35

Observations

- All 32 responders believed alternatives should be pursued by the council.

Themes arising from additional consultation responses

The comments and feedback provided through the additional responses received were consistent with the previous comments and themes.

5 new comments have been identified providing additional feedback, including:

- 2 comments that the council should look maintain Queens Road day centre, and provide additional office accommodation from the Southwark Resource Centre.
- 3 comments suggesting that the Council should establish a structured day service at the SRC for people with learning disabilities prior to making any decisions that would affect Queens Road Day centre, and to allow service uses to see the service in operation before making a choice to relocate.



Equality Analysis

The development of a Disabilities Hub at Southwark Resource Centre, and the Cessation of services delivered by The Camden Society at 133 - 137 Queens Road

Section 1: Equality analysis details

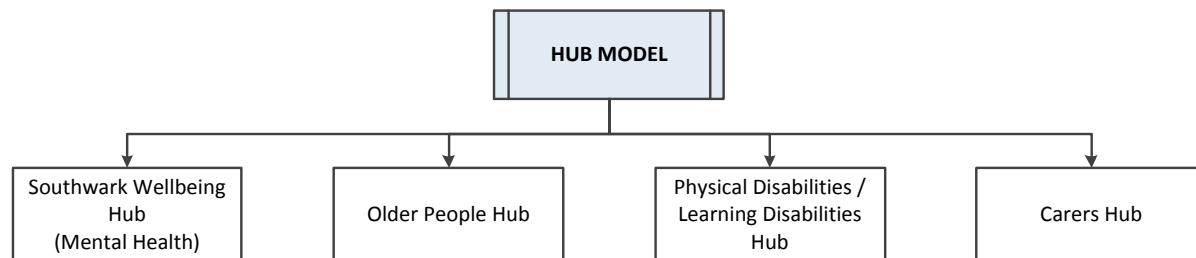
Proposed policy/decision/business plan to which this equality analysis relates	Decision to develop a Disability Hub to be delivered from the Southwark Resource Centre site, and the likely consequence that the services currently provided by the Camden Society at Queens Road will - <ul style="list-style-type: none"> ▪ no longer be required; and ▪ the service and lease will be likely to end.
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Equality analysis author	Dean Thomas		
Strategic Director:	David Quirke-Thornton		
Department	Adult Social Care	Division	Children's and Adults' services
Period analysis undertaken	May to Sept 2017		
Date of review (if applicable)	Not applicable		
Sign-off		Position	Director of Adult Social Care
			Date

Section 2: Brief description of policy/decision/business plan

1.1 Brief description of policy/decision/business plan

In 2015, the council launched the Southwark Wellbeing Hub. The Wellbeing Hub has a particular focus on servicing adults with mental health issues. The intention is that the Wellbeing hub forms part of a larger hub model for adult care services which includes hubs for older people, people with physical disabilities and learning disabilities, and also carers.



The Care Act places an express duty on local authorities to ensure that information and advice is available to local people, including information about the care and support system locally, how to access care and support, the choice of types of care available in the area and with information about how the care system operates. The Hub model is central to our vision of complying with this requirement. It is our view that the Hub model is better placed to meet the wide ranging issues that Southwark residents have, and also provides a more sustainable model than is currently being delivered. We believe that it also provides a better model for preventing, delaying and reducing the onset of needs, and also meeting some needs, including building based day services, with the delivery of joined up (and better coordinated) information, advice and support.

Inevitably, the introduction of community hubs has a knock on affect for other services currently being delivered. In the case of the development of a physical/learning disability hub (to be delivered out of the Southwark Resource Centre), the council is of the view that it will no longer be necessary for the provision of a learning disability day service (currently delivered by the Camden Society) out of the 133 -137 Queens Road site. Following the launch of the physical/learning disability hub, we anticipate that the needs met by the current learning disability day centre at Queens Road will be met in a number of ways, including –

- LD day care provision delivered at Southwark Resource Centre
- LD day care provision delivered at Riverside Day Centre
- Personalised care and support provision following a review of individuals care and support plans
- Universal information, advice and support accessible via the hub and a range of services (voluntary and statutory)

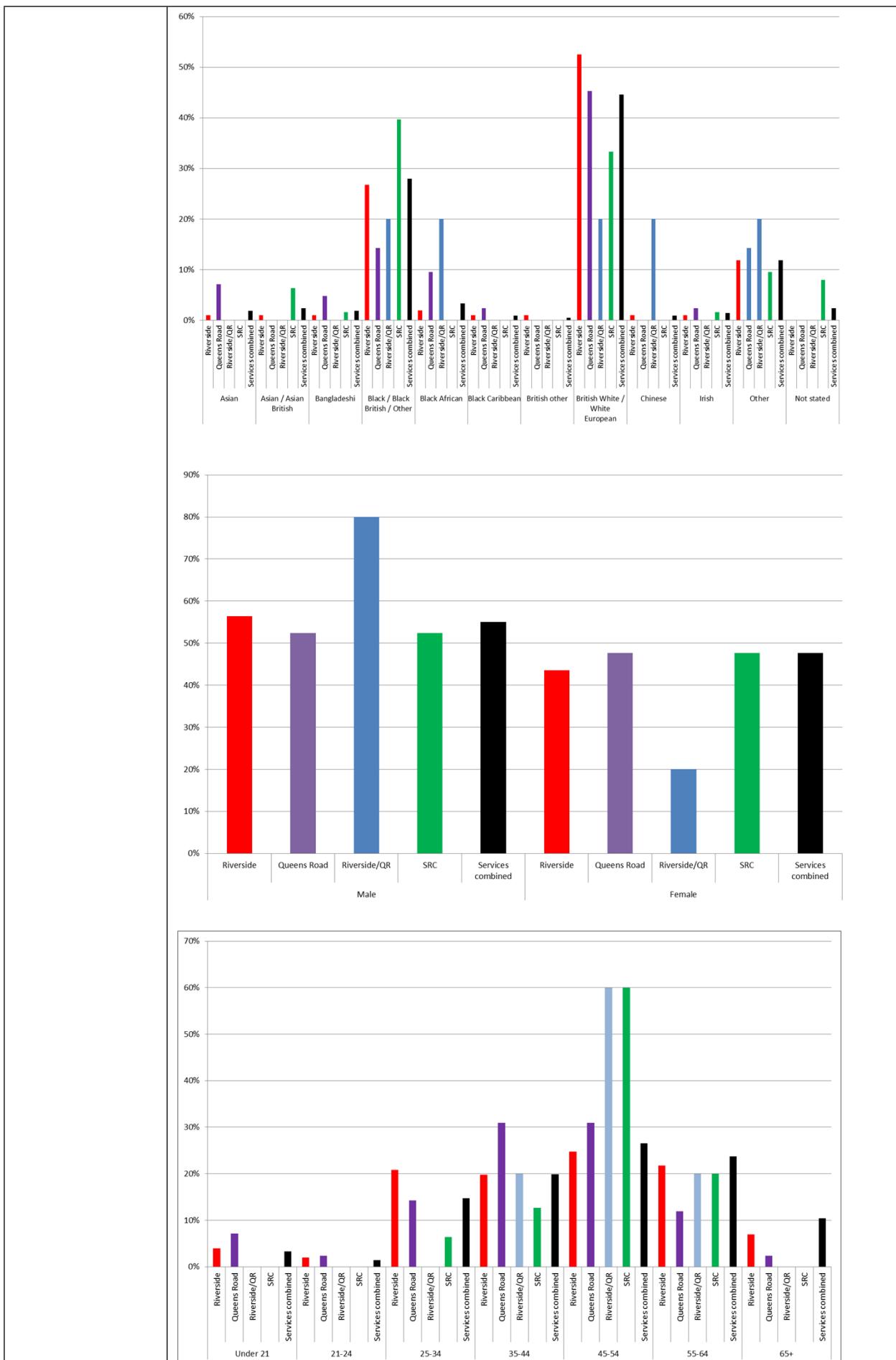
The Following information regarding the Camden Society Learning Disability day Centre is of note –

- The lease between the Camden Society and the council for the use of the premises at Queens Road and Riverside for the provision of day centre services ended on 31 January 2015. However the Camden Society has remained in occupation of the property and continued to provide day centre services from these sites.
- We estimate that it would cost £1.4 million to bring Queens Road day centre up to standard

Section 3: Overview of service users and key stakeholders consulted

2. Service users and stakeholders	
Key users of the department or service	<p>Southwark has a population of approximately 310,000. In the 2011 Census–</p> <ul style="list-style-type: none"> ▪ 6.6% of Southwark residents said their “day-to-day activities are limited a lot” due to issues such as a health problem or disability, ▪ 6.9% are limited a little. <p>Currently the council’s Adult Social Care department provides long term support services to approximately –</p> <ul style="list-style-type: none"> ▪ 650 people with learning disabilities ▪ 200 people whose primary support reason is classified as “Physical Support – Access and mobility” (which could be a proxy for physical disabilities). <p>In addition, a significant number of older people with personal care support are likely to also be frail and have limited mobility even though their primary support reason is personal care support. However, we anticipate that the Older People’s hub will better support this cohort upon its launch.</p> <p>The development of the Disability Hub will most immediately impact the –</p> <ul style="list-style-type: none"> ▪ 47 registered users at Queens Road ▪ 106 registered users at Riverside¹ ▪ 63 registered users at Southwark Resource Centre ▪ The carers of the service users referred to above. <p>We know the following about these service users –</p> <ul style="list-style-type: none"> ▪ All Riverside and Queens Roads service users have a learning Disability. Southwark Resource Centre service users have a range of physical and sensory issues ▪ Members across all services are ethnically diverse. Overall the largest group is White British/European, followed by Black British/Black/Other ▪ The breakdown of men and women in attendance is similar, ranging from 52-56% for men and 44-48% for women (not including the 5 residents who attend both Riverside and Queens Road) ▪ The largest cohort of service users are aged between 45-54. This is most pronounced at Southwark Resource Centre ▪ There is limited data available on the carers. Typically carers are disproportionately women and in relation to this cohort it is likely that many may be older people given that the service users themselves are principally middle aged. <p>We do not have information pertaining to service users sexuality, religion, gender reassignment, marriage/civil partnership status or pregnancy/ maternity status</p>

¹ Five residents attend both Queens Road and Riverside. These five feature in the provided charts as ‘Riverside/QR’. Due to their small number regard should be given against overly weighting their data.



Key stakeholders were/are involved in this policy/decision /business plan	<p>This proposal was subject to a six week consultation between 26th June 2017 and 7th August 2017. The consultation process was informed by a Consultative Stakeholder Group with representation from families/carers, service users and staff representatives of Southwark Resource Centre and The Camden Society.</p> <p>The consultation targeted people whose lives are affected by disability and those who support them, as well as wider community members.</p> <p>We used a range of methods in order to secure sufficient feedback, including –</p> <ul style="list-style-type: none"> ▪ Delivering information sessions and workshops ▪ Distributing postal surveys to 245 Day Centre service users ▪ e-mail distribution to 97 disability service providers ▪ publication of the consultation on the council's 'My Southwark' on-line consultation tool <p>We also promoted the consultation on the council's 'Local Offer' web pages and Twitter network.</p> <p>For a demographic breakdown of respondents please see <i>Appendix 1: Demographic Analysis Proposal to Develop a Disability Hub Consultation</i>.</p> <p>A further four week targeted consultation on the proposed '<i>development of a disabilities hub for people in Southwark and the ending of the lease for Queens Road day Centre</i>' was released on 19 September 2017, and closed on 17 October 2017.</p> <p>The second consultation document was sent directly to a combined total of 211 service users, family members and carers of those attending the Riverside and Queens Road day centers across 165 households. Hard copy consultation documents were made available at both the Queens Road and Riverside day centers, again with free-post return enveloped provided. The consultation documentation was also sent electronically to the Camden Society and Camden Society parent carer group representatives for further distribution. Social work support was offered and provided where requested to support completion of consultation documents, and an 'open day' held at Southwark Resource Centre.</p>
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Section 4: Pre-implementation equality analysis

This section considers the potential impacts (positive and negative) on groups with 'protected characteristics', the equality information on which this analysis is based and any mitigating actions to be taken.

Age - Where this is referred to, it refers to a person belonging to a particular age (e.g. 32 year olds) or range of ages (e.g. 18 - 30 year olds).

Potential impacts (positive and negative) of proposed policy/decision/business plan

The Disability Hub does not have age based eligibility criteria. All adults (regardless of their age) will be able to access services at the hub based on needs stemming from their physical or learning disability.

As indicated in section 3, carers of these service users – particularly parent carers – are likely to be older persons as the majority of the service users are middle aged. It follows that it is likely that changes associated with the development of the disability hub may affect them disproportionately.

As illustrated in section 3, the majority of service users could loosely be coined as 'middle aged'. 62% of current Queens road service users are aged 35 to 54. This compares to 73% at Southwark Resource Centre and 45% at Riverside. All services have a small contingent of younger adults (9% of service users at Queens road are aged 24 or younger, this compares to 6% at Riverside and 0% at Southwark Resource Centre). The contingent is also small at the other end of the scale (2% of service users at Queens road are aged 65 or older, this compares to 7% at Riverside and 0% at Southwark Resource Centre). So although the proposals will disproportionately affect this age range given similarities in the age breakdown across services we do not foresee issues for former Queens Road service users in accessing services at Riverside or Southwark Resource Centre (if a review of their care plan determines that this is an appropriate way to meet their needs). Nor do we anticipate that Southwark Resource Centre or Riverside will experience difficulties integrating new service users due to their age. The development of the hub will in addition aim to provide additional support to carers of all ages in the form of joined up and better coordinated information, advice and support for those affected by disability – including carers.

While we acknowledge that the consultation results indicate that respondents across age ranges overall have a negative view of the council's proposals, we do not foresee any significant negative impact related to a persons age arising from the proposal to develop a disability hub and its consequences

Equality information on which above analysis is based

Analysis of service users at Queens Road, Riverside and Southwark Resource Centre (see section 3 for more information), and consultation findings analysis (see *Appendix 1: Demographic Analysis Proposal to Develop a Disability Hub Consultation*).

Mitigating actions to be taken

Not applicable

Disability - A person has a disability if s/he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.

Possible impacts (positive and negative) of proposed policy/decision/business plan

The development of the Disabilities Hub and subsequent closure of Queens Road day centre impacts on service users with a disability. Current service users (Queens Road, Riverside and Southwark Resource Centre) and users of the proposed Disability Hub are identifiable by the impact that their learning disability or a physical disability has on their wellbeing. The aforementioned disabilities are further complicated by a range of secondary needs, issues and ailments.

Consultation results indicate that respondents with a disability overall have a negative view of the council's proposals. A significant majority of consultation respondents with a disability that limited them either a lot or a little report that they—

- do not agree with the proposal to develop a disability hub
- do not believe that their needs will be met if the change goes ahead
- do not agree that Southwark Resource Centre would be an appropriate location for the hub

Responses illustrate a wide range of concerns including (but not limited to) significant concerns about –

- the capacity of Southwark Resource Centre to absorb new clients
- whether the physical space will meet their needs
- cost cutting
- whether their assessed needs (or in the case of family and carers, the needs of those they care for) will be met by a new service

We understand and sympathise with respondents concerns and anxiety regarding the proposed changes. However, we remain confident that the proposed services will continue to enable the council to ensure that service users receive good quality service. We consider that the new model of service delivery offers increased opportunities to more effectively address an array of needs that impact on adults with a disability and their carers. The following context is of note -

- The Council has offered a new lease on the Riverside day centre to enable the service to continue to operate. This service will be in a position to absorb some Queens Road service users (following an assessment of their eligible needs).
- Southwark Resource Centre will deliver two levels of service.
 - The first is a free service where people whose lives are affected by disability can access information and advice, short-term support, and/or be signposted to other statutory and non-statutory services that are available to support them.
 - The second level comprises structured day support and activities delivered at the hub, similar to that provided at Queens Road, for people with more complex disabilities who have been assessed as being in need of structured, accessible, adapted building based day care.
- Southwark Resource Centre was designed specifically for people with physical disabilities, and is fully accessible. It has a number of rooms and areas, including a café & reception area, space for information and advice surgeries, accessible toilets. Additional facilities are available to accommodate a structured day service, including 2 multi purpose activity rooms, an art and craft studio, music and exercise studios, an independent living kitchen, an IT suit, quiet space, 2 fully adapted accessible change spaces with hoists and accessible bathing facilities and a number of accessible toilets.
- Southwark Resource Centre has safe off-street access for drop-off and parking and the centre is located in a quiet residential area. People will be supported to travel to the centre where needed.
- Staff at the Southwark Resource Centre are trained to support people with disabilities,

including those with complex physical disabilities.

- Activity areas and rooms at Southwark Resource Centre are located towards the rear of the building, away from the open-access / café areas, allowing for security and privacy needs to be accommodated
- Current utilisation of services at Southwark Resource Centre is significantly below capacity. By increasing the use of the building and offering a wider range of services the council is able to achieve greater efficiencies from the service and maximise the effectiveness and value for money provided to Southwark residents and service users.

We recognise that despite the above points we must undertake a range of actions to support adults with a disability (and those who support them) during the transition to the new model of service delivery, and also to ensure that their needs are correctly identified and appropriate care and support is put in place for them. We have detailed these actions below.

Equality information on which above analysis is based

Analysis of service users at Queens Road, Riverside and Southwark Resource Centre (see section 3 for more information), and consultation findings analysis (see *Appendix 1: Demographic Analysis Proposal to Develop a Disability Hub Consultation*).

Mitigating actions to be taken

We have identified the following actions to mitigate negative impact -

1. Review the care and support plans of service users at Queens Road (in conjunction with family, carers and wider circles of support) to identify alternative arrangements to meet all eligible adult social care needs (including access to Riverside Day Centre, structured day care delivered out of Southwark Resource centre, and/or other care and support as appropriate to the individual's needs).
2. Consider the impact of any new arrangements for adults with care needs on those who provide them with informal support. Where appropriate offer Carer assessments and reviews to ensure carers' wellbeing is considered, and to support them to continue in their caring role.
3. Develop a program of transition for staff at Queens Road and Southwark Resource Centre (including for example, appropriate handover, staff-shadowing and training) to ensure that essential skills and knowledge is maintained and transferred to staff.
4. Consider and put in place measures to address the security concerns raised by consultation respondents with regards absorbing more service users with a variety of needs into the physical space at Southwark Resource Centre.
5. Identify and put in place outstanding minor alterations required to enable people with learning disabilities to access structured day services from Southwark Resource centre.
6. Address – and make arrangements to meet – the travel needs of service users unable to make their own travel arrangements to either Southwark Resource Centre or Riverside
7. Provide reassurance to those service users currently attending SRC that the proposals will not result in any adverse impact on the services they receive and ask the Camden Society to do the same for service users at Riverside. The council will not sign off support plans involving these services unless it is satisfied they can continue to meet eligible needs appropriately.

Gender reassignment - The process of transitioning from one gender to another.

Possible impacts (positive and negative) of proposed policy/decision/business plan

We do not have reliable information about gender reassignment for current service users. However, there is no reason to believe that service users transitioning from one gender to another will be negatively impacted by our proposals.

Service users will be able to access the proposed disability hub regardless of their gender reassignment status. We further believe that once in place, the community hub will provide a better platform than currently in place to consider, support and meet the wide ranging needs of service users through the effective provision of information, advice, support and sign-posting.

Equality information on which above analysis is based.

None

Mitigating actions to be taken

Not applicable

Marriage and civil partnership - Marriage is defined as a 'union between a man and a woman'.

Same-sex couples can have their relationships legally recognised as 'civil partnerships'. Civil partners must be treated the same as married couples on a wide range of legal matters. **(Only to be considered in respect to the need to eliminate discrimination.)**

Possible impacts (positive and negative) of proposed policy/decision/business plan

We do not have reliable information about marriage and civil partnership for current service users. However, there is no reason to believe that service users will be negatively impacted by our proposals due to their marriage/civil partnership status. Service users will be able to access the proposed disability hub regardless of their marriage or civil partnership status.

We have considered unintended consequences for adults who provide informal care to adults with care needs (such as a spouse or civil partner), and have made a recommendation regarding carer assessments (see disability mitigating actions on page 9)

Equality information on which above analysis is based

None

Mitigating actions to be taken

Not applicable

Pregnancy and maternity - Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth, and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.

Possible impacts (positive and negative) of proposed policy/decision/business plan

We do not have reliable information about pregnancy and maternity for current service users. However, there is no reason to believe that service users will be negatively impacted by our proposals due to pregnancy or maternity issues.

Service users will be able to access the proposed disability hub regardless of their pregnancy or maternity status. We further believe that once in place, the community hub will provide a better platform than currently in place to consider, support and meet the wide ranging needs of service users through the effective provision of information, advice, support and sign-posting.

Equality information on which above analysis is based

None

Mitigating actions to be taken

Not applicable

Race - Refers to the protected characteristic of Race. It refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins.

Possible impacts (positive and negative) of proposed policy/decision/business plan

Southwark is a ethnically diverse borough. Service users across Queens Road, Riverside and Southwark Resource Centre represent a diverse mix of ethnicities. There is no reason to believe that service users will be negatively impacted by our proposals due to their race.

Service users will be able to access the proposed disability hub regardless of their race. We further believe that once in place, the community hub will provide a better platform than currently in place to consider, support and meet the wide ranging needs of service users through the effective provision of information, advice, support and sign-posting.

Equality information on which above analysis is based

Analysis of service users at Queens Road, Riverside and Southwark Resource Centre (see section 3 for more information), and consultation findings analysis (see *Appendix 1: Demographic Analysis Proposal to Develop a Disability Hub Consultation*).

Mitigating actions to be taken

Not applicable

Religion and belief - Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (e.g. Atheism). Generally, a belief should affect your life choices or the way you live for it to be included in the definition.

Possible impacts (positive and negative) of proposed policy/decision/business plan

We do not have reliable information regarding the religion/beliefs of all current service users at the time of developing this assessment. However, there is no reason to believe that service users will be negatively impacted by our proposals due to their religion.

Service users will be able to access the proposed disability hub regardless of their religion. We further believe that once in place, the community hub will provide a better platform than currently in place to consider, support and meet the wide ranging needs of service users through the effective provision of information, advice, support and sign-posting.

Equality information on which above analysis is based

We have limited information on the religion of Queens Road service users, however the sample we have is consistent with the religion of the near 200 consultation respondents. The data reveals a mix of religions and agnostics/atheists. The majority of service users self-identify as following a Christian denomination. For more information see *Appendix 1: Demographic Analysis Proposal to Develop a Disability Hub Consultation*.

Mitigating actions to be taken

Not applicable

Sex - A man or a woman.

Possible impacts (positive and negative) of proposed policy/decision/business plan

Queens Road, Riverside and Southwark Resource Centre all service significant numbers of men and women. Overall, slightly more men receive services.

There is no reason to believe that service users will be negatively impacted by our proposals due to their sex.

Service users will be able to access the proposed disability hub regardless of their sex. We further believe that once in place, the community hub will provide a better platform than currently in place to consider, support and meet the wide ranging needs of service users through the effective provision of information, advice, support and sign-posting.

It is likely that the majority of carers are women as this is typically the case with – particularly – familial carers. We consider that once in place the community hub will provide a better platform to provide information, advice and support to carers.

Equality information on which above analysis is based

Analysis of service users at Queens Road, Riverside and Southwark Resource Centre (see section 3 for more information), and consultation findings analysis (see *Appendix 1: Demographic Analysis Proposal to Develop a Disability Hub Consultation*).

Mitigating actions to be taken

Not applicable

Sexual orientation - Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes
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Possible impacts (positive and negative) of proposed policy/decision/business plan

We do not have reliable information regarding the sexuality of all current service users at the time of developing this assessment. However, there is no reason to believe that service users will be negatively impacted by our proposals due to their sexual orientation.

Service users will be able to access the proposed disability hub regardless of their sexual orientation. We further believe that once in place, the community hub will provide a better platform than currently in place to consider, support and meet the wide ranging needs of service users through the effective provision of information, advice, support and sign-posting.
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Equality information on which above analysis is based
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None

Mitigating actions to be taken

Not applicable

Human Rights

There are 16 rights in the Human Rights Act. Each one is called an Article. They are all taken from the European Convention on Human Rights. The Articles are The right to life, Freedom from torture, inhuman and degrading treatment, Freedom from forced labour, Right to Liberty, Fair trial, Retrospective penalties, Privacy, Freedom of conscience, Freedom of expression, Freedom of assembly, Marriage and family, Freedom from discrimination and the First Protocol
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Possible impacts (positive and negative) of proposed policy/decision/business plan

There are no adverse consequences that are incompatible with the articles set out in the Human Rights Act.
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While the local authority does not consider that its proposals amount to a breach of any of the convention rights it has given consideration to the potential impact on private life friendships and other relationships that may follow a change in day services.
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Information on which above analysis is based

- | |
|---|
| <ul style="list-style-type: none"> ▪ The Human Rights Act 1998 ▪ The Care Act 2015 ▪ The Equalities Act 2010 |
|---|

Mitigating actions to be taken

Support plans will - where required - address the issue of how important relationships can be supported to be maintained following any change in service.

Section 5: Further actions and objectives

5. Further actions			
Based on the initial analysis above, please detail the key mitigating actions or the areas identified as requiring more detailed analysis.			
No.	Description of issue	Action	Timeframe
1.	The council must ensure that the eligible needs of service users continue to be met in the absence of provision provided by Queens Road Day Centre	Review the care and support plans of service users at Queens Road (in conjunction with family, carers and wider circles of support) to identify alternative arrangements to meet all eligible adult social care needs (including access to Riverside Day Centre, structured day care delivered out of Southwark Resource centre, and/or other care and support as appropriate to the individual's needs).	January 2018 (Assessments have already been completed for Queens Road and Southwark Resource Centre)
2.	The council must ensure that the eligible needs of carers continue to be met following changes to the care and support packages of the adults that they care for, and also their circumstances.	Consider the impact of any new arrangements for adults with care needs on those who provide them with informal support. Where appropriate offer Carer assessments and reviews to ensure carers wellbeing is considered, and to support them to continue in their caring role.	Ongoing
3.	The council must ensure that staff have the appropriate skills, knowledge and experience in order to deliver quality services to all service users in the event service users from Queens road are diverted to SRC/Queens road.	Develop a program of transition for service users involving staff at Queens Road and Southwark Resource Centre (including for example, appropriate handover, staff-shadowing and training) to ensure that essential skills and knowledge is maintained and transferred to staff.	Subject to positive decision
4.	Respondents raised a number of concerns about security at the hub should former Queens road service users take up a service at SRC. Measures must be considered to allay these concerns and ensure the continued safety of all service users.	Consider and put in place measures to address the security concerns raised by consultation respondents with regards absorbing more service users with a variety of needs into the physical space at Southwark Resource Centre.	Subject to positive decision
5.	The distinct needs of service users with Learning Disabilities must be met by the physical environment of SRC.	Identify and put in place outstanding minor alterations required to enable people with learning disabilities to access structured day services from Southwark Resource centre.	Subject to positive decision
6.	Some respondents raised concerns about the impact on travel arrangements a move to SRC or Riverside would cause.	Address – and make arrangements to meet – the travel needs of service users unable to make their own travel arrangements to either Southwark Resource Centre or Riverside	Subject to positive decision
7.	Respondents expressed concerns about the perceived adverse impact absorbing a new cohort with different needs would have on current SRC service users, and also on service users at Riverside in the event Queens rd service users are directed there	Provide reassurance to those service users currently attending SRC that the proposals will not result in any adverse impact on the services they receive and ask the Camden Society to do the same for service users at Riverside. The council will not sign off support plans involving these services unless it is satisfied they can continue to meet eligible needs appropriately.	Ongoing

8.	<p>We do not consider that these proposals breach of any of the convention rights, however we will guard against potential adverse impacts on the private life, friendships and other relationships that may follow a change in day services.</p>	<p>Support plans will - where required - address the issue of how important relationships can be supported to be maintained following any change in service.</p>	Ongoing
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5. Equality objectives (for business plans)

Based on the initial analysis above, please detail any equality objectives that you will set for your division/department/service. Under the objective and measure column please state whether this objective is an existing objective or a suggested addition to the Council Plan.

Objective and measure	Lead officer	Current performance (baseline)	Targets	
			2013/14	2014/15

APPENDIX 4

Southwark Resource Centre – Pictures

Art & Craft Studio



Activity Rooms



Exercise Studio



Independent Living Kitchen



Accessible Changing Spaces



Agenda Item 22

Item No. 22.	Classification: Open	Date: 31 October 2017	Meeting Name: Cabinet
Report title:		Aylesbury Estate: Community facilities at Plot 18 delivery	
Ward(s) or groups affected:		Faraday	
Cabinet Member:		Councillor Mark Williams, Regeneration and New Homes	

FOREWORD - COUNCILLOR MARK WILLIAMS, CABINET MEMBER FOR REGENERATION AND NEW HOMES

This report seeks authorisation to begin the Compulsory Purchase Order process to enable the delivery of new homes, including social rent homes, a new library, new GP health centre, new community facilities, and a new public square on Plot 18 in the heart of the Aylesbury Estate. These new homes and facilities have planning permission and represent a significant investment for local residents, early delivery of these community facilities will directly benefit local residents.

We have made progress with purchasing a number of leasehold interests in the proposed Order area and the council will continue to seek voluntary purchase of all remaining interests. The full range of options and support for resident leaseholders remains to enable them to stay in the area. However, to give certainty on delivery of these new homes and community facilities it is necessary to make this CPO application.

RECOMMENDATIONS

1. That Cabinet notes the current position in relation to the delivery of new homes and a range of new community facilities at Plot 18 of the Aylesbury regeneration programme:
 - Outline consent for the redevelopment of the site was granted in August 2015;
 - Cabinet approved the submission of a detailed scheme for Plot 18 for planning consent in October 2015;
 - Detailed reserved matters planning consent was granted in December 2016;
 - Cabinet approved the funding package for the delivery of Plot 18 in February 2017;
 - An application has been submitted to amend the consented tenure mix for Plot 18 in line with the revised tenure mix reported to cabinet in May 2017;
 - Vacant possession of 300-313 Missenden and the blue huts was achieved in March 2016 and demolition was completed in June 2017;
 - The council has successfully acquired 2 resident leasehold properties within 57-76 Northchurch by agreement and successfully rehoused 13 households on a secure tenancy;
 - Initial service diversion works have commenced and will be completed in 2018;

- The council is continuing to negotiate with all 3 remaining leaseholders within 57-76 Northchurch with the intention to acquire these remaining interests by agreement.
2. That Cabinet resolves to make a Compulsory Purchase Order under Section 226 (1)(a) of the Town & Country Planning Act 1990 for all land and rights within the area of land identified within the plan at Appendix 2 for the purposes of securing the delivery of new homes and community facilities on the site in line with the existing planning consent and thereby securing the regeneration of the Aylesbury Estate in line with the adopted Aylesbury Area Action Plan.
 3. That cabinet notes that an update report on further progress towards obtaining vacant possession of the site will be brought to Cabinet before a Compulsory Purchase Order is made.

BACKGROUND INFORMATION

4. The background to the regeneration of the Aylesbury Estate has been covered extensively in previous reports but is summarised here for context.
5. Having spent a number of years investigating plans for refurbishing the estate, it became apparent that the extent and cost of works required to refurbish the estate to an acceptable standard would be prohibitive and would not overcome the fundamental design flaws of the layout of the estate, the Council took the decision in 2005 to redevelop the estate.
6. In March 2007 the council undertook the preparation of the Area Action Plan to establish the policy framework for the redevelopment of the estate. The Aylesbury Area Action Plan (AAAP) was adopted by the council in January 2010 following extensive public consultation, including an Examination in Public in 2009. It is part of the statutory development plan and deals directly with the redevelopment of the Aylesbury Estate its policies have significant weight in any decisions on applications in this area.
7. Having undertaken a competitive procurement process to secure a development partner for the delivery of the regeneration of the estate, the council appointed Notting Hill Housing Trust (NHHT) to bring forward the phased regeneration of the Aylesbury Estate, and a Development Partnership Agreement (DPA) between the Council and NHHT was signed on 28 April 2014. This partnership will see the development of a further 3,500 new homes across the Aylesbury development area, along with a number of community facilities, commercial facilities and a range of parks and open spaces and high quality public realm.
8. Following further consultation on the masterplan for the estate, applications were submitted by NHHT for detailed planning permission (reference no. 14/AP/3843) for the redevelopment of the First Development Site (FDS) within the south west corner of the estate and for outline planning permission (reference no. 14/AP/3844) for the redevelopment of the wider estate, both in line with the requirements of the development plan and the aspirations of the AAAP, and both were granted consent on 5 August 2015.
9. In October 2015, Cabinet approved proceeding with the submission for planning approval of a detailed scheme for the Plot 18 Site comprising approximately 120 homes plus a range of community facilities including a health centre and GP

surgery, early years facility, library, stay and play facility and community trust offices and public open space plus a small element of retail. A planning application for approval of matters reserved within the outline consent was subsequently submitted (reference no. 16/AP/2800) which was granted consent on 9th December 2016.

10. On 7 February 2017, the capital monitor report approved by cabinet confirmed the funding provision of £35m towards the community facilities in Plot 18. This funding includes the use of the infrastructure contribution from NHHT under the DPA, as well as section 106 funding previously committed.
11. This report sets out the current position in relation to the delivery of the scheme.

KEY ISSUES FOR CONSIDERATION

The scheme

12. The consented scheme for the Plot 18 Site will deliver 122 new homes across a range of tenures, including homes for private sale, intermediate shared ownership homes and homes for social rent; a number of the new homes will be dedicated to the over-55s age group. The scheme will also deliver a range of community facilities including:
 - Community Facility, comprising a new Library, multi-use space and offices for Creation Trust;
 - Health Centre, providing new premises for the Aylesbury Medical Partnership and the Aylesbury Health Centre (both currently located in Taplow);
 - Early Years facility, providing new premises for the Aylesbury Early Years Centre (currently located in Taplow);
 - Retail space, including a pharmacy to provide new premises for the Medi-pharmacy (currently located in Taplow) and café;
 - Public Open Space.
13. The delivery of Plot 18 early within the regeneration programme is a key priority for the council as it will deliver key community facilities and public spaces early within the overall regeneration programme, thereby supporting both existing and new residents of the area. In addition, the provision of new purpose-built facilities provides decent accommodation for existing facilities currently located within Taplow, which falls in Phase 3 of the wider scheme, which thereby assists in providing vacant possession of Phase 3 and further supports the continuing programme for the regeneration of the estate.
14. Since the grant of the reserved matters planning consent, detailed designs for the scheme have now been developed to Tender stage and a contractor is to be procured through a competitive procurement process via the council's development partner, Notting Hill Housing Trust. It is intended that the contract will be let in summer 2018.
15. The clustering of the new facilities on this site will create a community and retail hub centred on a new public civic square. This is in line with the Aylesbury Area Action Plan, and is intended to serve the wider area. A high standard of quality is reflected in the proposed buildings and in the design of the civic square, which sets a standard for architecture in the area and will act as a catalyst for change.

16. Set on the ground floor of a residential block, with generous ceiling heights, the new library, at 443sqm, will be three times the size of the existing library at East Street, which it replaces. It will accommodate a larger stock, more study space, access to Wi-Fi and space for a broader range of activities for the whole community. The library will offer service to people of all ages but will have a particular focus on children, families and young people. This can include various programmes of activities including homework and study support sessions, reading groups, activities for under-fives and family learning sessions. A larger book stock will be available to underpin this and to encourage local children to read more widely and to read for pleasure.
17. The focus on children, young people and families will enable the new library to become a focal point for the community and provide the kind of facility that would help both sustain the existing community and attract people with young families to the area.
18. The multi-use space adjacent to the library area will be managed directly by the Library. It is likely to be used for part of the day by a Stay-and-Play group and part of the day by the library itself for such activities as children's craft or homework clubs. Similarly the meeting rooms will be managed by the Library; these will be available for hire by the community and will also be used by the library itself. The office space is intended to be occupied by the Creation Trust.
19. The other building on the development, known as the South block, will provide a 3,880sqm Health Centre at basement, ground, first and second floors and 947sqm Early Years Facility on the third (top) floor. The Health Centre will provide new premises for both the existing General Practice (GP), the Aylesbury Medical Centre (AMC) and the existing community health service, the Aylesbury Health Centre, Guy's and St Thomas' (GSTT); co-locating both facilities provides the required flexibility to respond to the changing demands on healthcare provision. The AMC facility is larger than the existing and as such addresses the increasing demand for services, providing capacity for an 80-100% increase (to serve 18,000 – 20,000 patients) and will support 50 members of the GP practice team, including both clinical and non-clinical staff.
20. The new Health Centre has been designed to allow for partial shut-down of the building, to enable out-of-hours use within key spaces easily accessed from the main entrance door. These comprise: the group session room, the main waiting area and the two meeting rooms. It is anticipated that these areas can be used for classes and training that contribute to health and well being. Out-of-hours uses are likely to operate from 8pm until 10 or 11pm.
21. The new Early Years facility will be a safe, inspiring and high quality environment for children aged 0-5 to learn and play. The proposed facility is a replacement facility for the existing Aylesbury Early Years Centre. It presents an increase in childcare places and an environment to current standards for nursery buildings. The current facility, which is registered for 36 childcare places, is located behind Taplow, and accessed via Taplow underpass; its internal environment is deemed (by Children's and Adults' Services) to be uninspiring in relation to present day standards for teaching and learning. The new facility providing 72 childcare places will contribute towards the demand for such provision in the local area, and will contribute to the anticipated increase in demand due to projected population changes.

22. The new civic square will be landscaped to a high standard, with special paving, tree planting, low planting beds and children's play equipment. A large fountain will be a focal point of the space offering visual delight and animation. The square will be well lit at night with feature lighting columns and low-level lighting. Outdoor furniture in the form of benches and individual seating will offer a place to rest and relax, as well as a spill-out amenity to the library and the café.

Tenure mix

23. The currently consented scheme for the Plot 18 site includes a total of 122 mixed-tenure housing units, comprising 46 units for social rent, 10 units for intermediate shared ownership and 66 units for private sale. An application has now been submitted to amend the tenure mix of the consented scheme for Plot 18 in line with the revised figures reported to Cabinet on 9th May 2017.
24. The revised tenure mix comprises 17 units for social rent, 6 units for intermediate shared ownership and 99 units for private sale. When compared to the currently consented scheme, the proposed changes to the tenure mix for the Plot 18 scheme would therefore result in a reduction of 29 units for social rent and 4 units for intermediate shared ownership and an increase of 33 units for private sale. While considered in isolation the revised tenure mix overall would represent a reduction of affordable units being delivered on the site itself as against the consented scheme, these changes are being brought forward in parallel with an application to amend the tenure mix of the consented scheme for the First Development Site which includes a slightly greater corresponding increase in the quantum of units for social rent to be delivered.
25. When considered together, the two applications will result in a significant increase in affordable homes to be delivered across the two sites as compared to the currently consented schemes. This increase comprises a small increase in social rented units (+15 additional units net) and a significant increase in units for intermediate shared ownership (+105 additional units net). There would also be a loss of 108 units for private sale.
26. Although these changes result in a decrease in the proportion of social rented homes to be delivered across the two sites, this is not due to a reduction in the quantum of units for social rent to be delivered which as noted above increases, and is instead due to the significant additional provision of extra homes for intermediate shared ownership. Once completed, these units would provide further opportunities to rehouse existing resident leaseholders from later phases within the estate. The revised tenure mix continues to meet NHHT's obligations under the DPA.
27. As noted above, the proposed changes to the Plot 18 tenure mix are in accordance with the figures reported to Cabinet on 9th May 2017. The proposed changes to the FDS tenure mix are broadly in line with the figures previously reported to Cabinet, but with a small increase in units for social rent of 7 units, a small reduction in units for shared ownership of 8 units, and small increase in units for private sale of 3 units. The consented and revised tenure mix for both FDS and Plot 18 are as follows:

	FDS consented scheme	Plot 18 consented scheme	Combined schemes consented	FDS revised scheme	Plot 18 revised scheme	Combined schemes revised	Net change
Social Rent	304	46	350	348	17	365	+15

	FDS consented scheme	Plot 18 consented scheme	Combined schemes consented	FDS revised scheme	Plot 18 revised scheme	Combined schemes revised	Net change
Shared Ownership	102	10	112	211	6	217	+105
Market Rent	48	0	48	48	0	48	0
Private Sale	376	66	442	235	99	334	-108
Total	830	122	952	842	122	964	+12

The Site

28. The extents of the Plot 18 Site are shown in the plan at Appendix 1. The Site comprises the residential block at 57-76 Northchurch, a portion of the existing Aylesbury Medical Centre building, ancillary open space, hoarded cleared land (formerly the site of 300-313 Missenden and the blue huts) and a multi-use games area (MUGA). A significant proportion of the site is vacant and cleared land and the only structures within the Site comprise the Northchurch block and part of the current medical centre building.
29. The three blue huts at units 6-8, Thurlow Street, were vacated in 2016. Three Crosses has moved to new permanent premises elsewhere in the borough. Creation Trust has moved to temporary offices elsewhere on the estate, but will return to the new offices being delivered within the Plot 18 scheme. While Tykes Corner, a children's nursery, ceased activity upon vacating the unit. Vacant possession of the residential block at 300-313 Missenden was achieved in March 2016, following rehousing of all remaining tenants within the block, the 2 leasehold properties in this block having previously been acquired by agreement, with completion of the purchase of the interests of the 1 resident leaseholder in July 2011 and the 1 non-resident leaseholder in October 2009.
30. The demolition contract for these structures was let by NHHT to Erith Contractors in December 2016. The demolition of the blue huts was completed in January 2017 and demolition of 300-313 Missenden to ground level was completed in June 2017. The below ground demolition of 300-313 Missenden, along with interdependent works to divert utilities that currently run through the wider site, will be undertaken in 2018.
31. The Plot 18 Site also includes a portion of the existing Aylesbury Medical Centre building, a single storey portion of the building that extends to the south beyond the Taplow block above. The construction of the Plot 18 development will be phased such that the south block, which will provide new and expanded replacement health facilities, will be delivered first allowing the Aylesbury Medical Centre to relocate directly into the new building, vacating the existing building and allowing that portion of the existing building to be demolished allowing the rest of the site to be delivered in accordance with the consented scheme.
32. The MUGA remains open for use by the local community and has been kept open for the maximum time possible for this reason. It will, however, be closed later this year to allow start of construction. A number of replacement facilities will be coming forward as part of the wider masterplan for the estate, but in the meantime improvement works have been carried out to MUGAs elsewhere on the estate at Latimer, on Thurlow Street, and Portland Street

Vacant possession

33. While construction of the Plot 18 scheme can commence on land already within the council's control, full implementation of the scheme will require the council to achieve vacant possession of the block at 57–76 Northchurch to enable this building to be demolished and this land to be redeveloped as part of the scheme in line with the existing planning consent.
34. 57-76 Northchurch was brought forward from Phase 3 into Phase 2 and rehousing of residents in the block commenced in February 2015. The block comprises 20 properties. At the time rehousing commenced, a total of 14 of the properties were occupied by households on secure tenancies, one property was occupied by a household in temporary accommodation, and 5 properties were held leasehold, having previously been purchased under the right to buy, of which 3 were owned by resident leaseholders and 2 were owned by non-resident leaseholders.
35. To date, the council has successfully rehoused a total of 13 of the 14 households on secure tenancies on the same basis and the council's Area Housing Office is continuing to work with the 1 remaining household on a secure tenancy to facilitate their move to a new property. As with all tenants relocated from the Aylesbury Estate, all tenants relocated retain the option to return to new homes on the estate should they wish to do so.
36. The council has also successfully completed the acquisition of 2 of the 3 resident leasehold properties within the block. These were purchased by agreement following successful negotiation with the leaseholders, and included the successful rehousing of one leaseholder in a new-build property at Notting Hill's nearby Camberwell Fields development on shared equity terms. Of the remaining 3 leasehold interests in the block, only 1 resident leaseholder remains with the other 2 leasehold properties owned by non-resident leaseholders. The council is continuing to negotiate with all 3 remaining leaseholders with the intention to acquire the remaining interests by agreement.
37. Having successfully relocated 15 households from the block to date (13 tenants and 2 leaseholders), the resultant vacant properties have been used by the council for temporary accommodation and the block currently contains 13 households in temporary accommodation. As further properties become vacant within the block, either following successful rehousing of the remaining secure tenant or temporary accommodation households, or buy back of outstanding leaseholds, these properties will no longer be utilised for further lettings and will be held void until the block is fully vacant prior to its demolition. A total of 3 properties within the block are currently held void in this way.
38. Negotiations to acquire the 3 remaining leasehold interests are ongoing and the council's aspiration is to acquire all outstanding interests by agreement and thereby secure vacant possession of the block and complete the redevelopment of the site without the need to utilise its statutory compulsory purchase powers.
39. To date, the council has made a total of 3 financial offers to purchase 59 Northchurch, in September 2013, June 2015 and September 2016. The property is resident-owned and the owners have applied and been accepted for Council rehousing assistance, however they have not yet registered on the council's

bidding system and have since advised that they wish to purchase on the open market and have not since engaged with the council.

40. The owners of 70 Northchurch have received a total of 4 offers to date, in November 2009, September 2013, June 2015 and September 2016. The council's offer of September 2013 was accepted by the owners in October 2013 however unfortunately the leaseholder did not go on to complete the sale. Subsequent offers have not been accepted and the leaseholder has not since engaged with the council until approaching the council in August 2017 regarding their eligibility for council rehousing assistance. They are not considered to be resident leaseholders however.
41. The owners of 72 Northchurch have received a total of 2 offers to date, in May 2015 and August 2016. The latter was accepted and terms of a sale were subsequently agreed in September 2016 however the leaseholder, who is non-resident, then advised that they did not want to complete the sale until the CPO process for the FDS was resolved and have since advised that they want to renegotiate terms.
42. The council is continuing to negotiate with the remaining leaseholders, however it is now considered necessary to promote a compulsory purchase order for the block comprising 57–76 Northchurch and associated land as identified in Appendix 2 in parallel with negotiations, as provided for in the 2015 DCLG Guidance on the use of Compulsory Purchase powers. This will give further impetus to stalled negotiations and ultimately to provide certainty of acquiring all remaining interests required to ensure full vacant possession of 57–76 Northchurch within the timescale required by the construction programme for Plot 18. It will ensure the redevelopment of the Plot 18 Site fully in line with the existing consented scheme and thereby ensure delivery of new homes and community facilities on the site to support the existing and incoming residents.

Policy implications

43. Detailed assessment of the relevant policy framework demonstrates that there is a strong policy support for the proposed scheme. The scheme represents a crystallisation of adopted policy through the grant of outline and reserved matters planning consent for the redevelopment of the site. The Aylesbury Area Action Plan (AAAP) is a key material consideration for all applications within the area it covers. The AAAP was adopted by the council in January 2010, following a three-year process of consultation and engagement including an Examination in Public in 2009. It is part of the statutory development plan and deals directly with the redevelopment of the Aylesbury Estate. The policies in the AAAP have significant weight in any decisions on planning applications within the area. In addition, the statutory development plan for the borough comprises the London Plan, Core Strategy and saved policies from the Southwark Plan, while National Planning Policy Framework provides national planning guidance.
44. Through the AAAP process, the Council committed to delivering new community facilities early on the Aylesbury estate early within the regeneration programme, and this is reflected within the adopted policies. The site known locally as the "Amersham site" was identified within the AAAP (as Site 10) as the optimum location for the new community facilities as it is situated in the heart of the development area, mid-way along Thurlow Street, and forms a key link between the conservation area to the west and Surrey Square park to the west.

- 45. The outline masterplan for the regeneration of the estate provides for a range of community facilities in this location, within the site now referred to as Plot 18. In determining the application for outline planning permission, the masterplan was assessed against the relevant development plan policies and guidance at that time, among which significant weight was attached to the policies of the AAAP, and the principles of the masterplan were found to conform with the policy framework.
- 46. The outline planning permission was granted subject to a range of parameter plans in relation to the height, layout, open space provision, land use, basement area, access/circulation and phasing. In determining the reserved matters application, the detailed proposals for Plot 18 were again assessed against the statutory development plan policies and guidance as well as against the parameters and specifications within the outline planning permission and was found to confirm with the policy framework and outline consent.

Community impact statement

- 47. As set out in the detailed description of the scheme at paragraphs 12 to 22 above, the proposed redevelopment brings about significant benefits which together contribute to a significant increase in the social, economic and environmental well being of the site itself, the wider estate and the borough as a whole. The implementation of the scheme for Plot 18 will deliver a range of new community facilities which will support the new and existing residents.
- 48. The scheme will address the poor quality of existing physical environment. Existing buildings are of poor quality, using poor quality building materials, employing outdated construction methods, severely in need of costly repair, and representing inefficient land use with a low density of residential accommodation. The site also comprises under-utilised spaces, reducing personal security and perceived safety, with the ground plane dominated by car-focussed uses, deterring the use of this space by local people.
- 49. The proposed redevelopment of the site will bring about a significant improvement of the physical environment within the site. It will deliver a broad range of community facilities, replacing existing facilities with new purpose-built facilities, and extending these. The development will deliver a new library, GPs surgery and community health facility, early years facility as well as offices for community groups. The development will also provide new high-quality homes, contributing towards an increase in both the quantum and quality of residential accommodation on the site and contributing to corresponding improvements in the wider area. The homes that will be built will see significant improvement on the existing stock and will retain the spaciousness of the existing properties.
- 50. While these scheme benefits are significant and compelling they must however be weighed against any potential disbenefits. The council has given detailed consideration to the potential adverse impacts of bringing forward the proposed redevelopment and promoting the associated CPO. The primary potential area for direct adverse impacts arises from the requirement for households currently resident within the Site to be relocated outside of the Site in order to allow for the construction of the development in line with the existing planning consent. In the absence of council rehousing policies to enable affected residents to be able to stay in the local area this could give rise to a number of resulting adverse

impacts such as disruption, unfamiliarity with a new area, difficulty maintaining access to local amenities, services and other social and cultural amenities. However, it is considered that the council's rehousing assistance and associated support and guidance enable these potential adverse impacts to be fully mitigated.

51. As outlined above, the land to be included in any CPO currently comprises a single block of 20 residential properties, of which 17 are presently occupied. 13 properties are currently occupied by households in temporary accommodation. It is not considered there would be any adverse impacts on these households resulting from the scheme, as they would be rehoused through the council's regular rehousing processes by the time of implementation.
52. There is currently 1 household occupying a property on a secure tenancy. This tenant has decent status and the housing office are working with them to assist them with the rehousing process. Again it is not considered that there would be any adverse impact on this household resulting from the scheme. They have been given decent status providing priority status in bidding for alternative accommodation either within existing council stock or that of housing association partners. As this is a choice-based bidding system, tenants are able to exercise personal choice in the location of moves. This ensures the ability to remain within the local area should they wish to do so.
53. Data on the location of tenant moves from across the whole of the wider Phase 2 area demonstrates this. Data on the destination of tenant moves from phase 2 up to March 2017 has shown that:
 - 35% of tenants rehomed within the same postcode;
 - 82% of tenants rehomed within the same or adjacent postcodes;
 - 96% of tenants rehomed within the borough.
54. While a small proportion (4%) of tenants have moved out of the borough, these have been as a result of individual choice in pursuing the opportunity to move to new locations for a range of personal reasons, such as moving nearer to family. All tenants who move also retain the option to return.
55. There are 3 leasehold interests remaining in the site. In line with Compulsory Purchase and Compensation guidelines set out by the Government, leaseholders receive market value for the purchase of their property, plus a home loss payment of 10% for resident leaseholders, or 7.5% for non-resident leaseholders, as well as disturbance payment to cover the reasonable costs of moving, such as removals costs and fees. Even where purchasing properties by agreement, the council makes offers on this basis in recognition that this would be the basis for a purchase under a CPO. Leaseholders are free to purchase a new property on the open market.
56. While issues relating to the value of leasehold interests are not in themselves a consideration in promoting a CPO, it is acknowledged that there could be a potential impact resulting from the disparity in existing values on the estate and those in the surrounding areas which if unmitigated could present a barrier to resident leaseholders remaining in the area and continuing to access services, employment opportunities and community ties. The council has, therefore, put in place a range of rehousing options for resident leaseholders which, depending

on the individuals' specific circumstances, can result in the offer of a council tenancy on a council-owned property, the purchase of a council property on either shared ownership (where rent is paid on the unowned portion) or shared equity (where no rent is paid on the unowned portion) terms, or the purchase of a housing association property on either shared ownership or shared equity terms. Such options provide the opportunity for existing residents to be able to choose to remain in the local area, should they wish to, and thereby mitigating any potential impacts on individuals' ability to continue to access local services and amenities resulting from the proposed CPO.

57. This can be seen from existing data on moves across the wider Aylesbury estate. To date, the Council has successfully acquired 284 leasehold and freehold interests, of which 147 were recorded as being resident on the estate. While no forwarding address information is held for 58 of those households, of those for whom the council holds information:
 - 18% moved within the same postcode; and
 - 45% moved within the borough.
58. Therefore, at least 27% of all resident leaseholders acquired to date have moved within the borough, and given that the destination of 39% of resident leaseholder households moves is not known, the actual figure could be higher.
59. The council has sought to mitigate any disbenefits through a range of reasonable and proportionate measures focused on rehousing and compensation options, in order to realise the public benefits associated with the redevelopment. The council has given consideration to the potential disproportionate impacts that could potentially arise and has identified and implemented measures to mitigate such impacts as far as possible. It is therefore considered that there remains a compelling case in the public interest for the scheme to proceed and therefore for the council to promote a CPO for the site.

Resource implications

60. The acquisition process continues to be met within existing resources within the council, supplemented with external professional advice as required. The delivery of the new facilities is being undertaken by Notting Hill Housing Trust on behalf of the council under the delivery partnership arrangements established with in the Development Partnership Agreement entered into in April 2015. There are no additional resource implications arising from this report.

Legal implications

61. The use of Section 226(1)(a) T&CPA 1990 is subject to subsection (1A) which provides that a local authority should not exercise the power to compulsorily acquire unless it considers that the proposed development, redevelopment or improvement is likely to contribute to achieving the promotion, or improvement of the economic, social or environmental well-being of the area.
62. The Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with the European Convention on Human Rights. The council is therefore required to consider whether its actions would infringe the human rights of anyone affected by the making of the CPO. While certain Convention rights may be relevant to the CPO (such as the "right to peaceful enjoyment of possessions") interference with such rights by public authorities will

be justified where the public interest outweighs the interest of the private individual. It is considered that any interference with the Convention rights caused by the CPO will be justified and proportionate in the wider public interest in order to secure the economic, social, physical and environmental regeneration of the site and the wider estate.

63. As outlined in paragraphs 47-49 above, officers consider that the proposed scheme will bring about a significant improvement to the economic, social or environmental well-being of both the site itself and of the wider area. The scheme will deliver a broad range of community facilities focused at a key location at the heart of the estate with a significant new piece of public realm along with an increase in both the quantum and quality of homes within the site. The scheme will support the wider programme for the regeneration of the estate, delivering key community facilities for both existing and incoming residents, supporting the broader community through the transformation of the estate.
64. The Public Sector Equality Duty (PSED) which arises from Section 149 of the Equality Act 2010, requires that public authorities to have due regard to:
 - eliminating unlawful discrimination, harassment, and victimisation;
 - advancing equality of opportunity between different groups; and
 - fostering good relations between different groups.
65. The characteristics that are protected by the Equality Act 2010 are age, disability, gender reassignment, marriage or civil partnership (in employment only), pregnancy and maternity, race, religion or belief, sex and sexual orientation. While the PSED does not specify a particular process for considering the likely effects, public authorities must demonstrate that they have shown due regard to the aims of the PSED in decision-making.
66. As part of the production of the AAAP, an Equalities Impact Assessment of the original development proposals was carried out in 2009 and the formulation of the Plan had regard to the Assessment. The regeneration of the site in question and the need to exercise compulsory purchase powers flows from the implementation of the AAAP. As part of recent work to review this original Equalities Impact Assessment in relation to the FDS, consultants collated latest details of the socio-demographic profile of the wider estate as it related to protected characteristics. This showed that:
 - The estate has a larger than average population proportion under 16 compared to the borough and London, but a comparatively smaller post-retirement population
 - The estate has similar proportion of population with a significant disability to the rest of the borough but less than average compared nationally.
 - The estate has a larger population proportion from black ethnic groups, particularly black African, compared to the borough and London.
 - The gender distribution is in line with that of borough and London.
67. In order to gather detailed demographic information about the specific makeup of individuals potentially affected by the proposed CPO, the council has invited all occupiers of the 3 leasehold properties within the proposed CPO area to complete a survey of key equalities information. To date, however, the council has had no responses to its invitation and therefore must rely on broader data upon which to assess equalities considerations.

68. While the council continues to seek to update its understanding of the makeup of individuals affected in order to monitor any resulting disproportionate impacts through as the scheme progresses to delivery, as set out in the community impact section above, the council considers that the potential impacts of the scheme are fully addressed through the operation of its rehousing policies and provision of dedicated support and guidance. As a result, it is not considered that there would be any disproportionate impact on any protected group.

Financial implications

69. The resources required to promote a Compulsory Purchase Order are met from existing budgets for the Aylesbury regeneration programme, as are the budgets for the acquisitions themselves.
70. The funding package for the council's contribution towards the community facilities being delivered as part of the scheme was approved by Cabinet in February 2017.
71. There are no additional financial implications resulting from this report.

Consultation

72. There has been extensive consultation on the overall regeneration programme for the Aylesbury estate, which has been set out in detail within previous reports. This includes extensive consultation on the formation of the AAP, non-statutory and statutory consultation undertaken on the outline masterplan and detailed FDS planning applications, and non-statutory and statutory consultation undertaken on the reserved matters planning application for Plot 18.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Head of Procurement

73. Not applicable.

Director of Law and Democracy

74. The Cabinet is advised that the Council has a power to compulsorily acquire land and property interests under Section 226(1)(a) of the Town and Country Planning Act 1990 as amended ("the 1990 Act").
75. Section 226(1)(a) gives the Council power to acquire compulsorily any land in their area if the Council think that the acquisition will "facilitate the carrying out of development/re-development, or improvement on, or in relation to, the land". In exercising this power the Council must have regard to Section 226(1A) of the 1990 Act and must not exercise the power unless it thinks that the development, re-development or improvement is likely to contribute to the achievement of any one or more of the following objects-
- (a) The promotion of improvement of the economic well being of the area;
 - (b) The promotion or improvement of the social well being of the area;
 - (c) The promotion or improvement of the environmental well being of the area.

76. The Council's duty to consider rights of property owners under the Human Rights Act 1988 and the requirements of the Equality Act 2010 are explained in paragraphs 62 - 68 of this report.
77. The Cabinet will note from paragraph 47 - 49 of this report that consideration has been given to the well being objectives under section 226(1A) of the 1990 Act in relation to the Council's proposals for the site. It is considered that the regeneration of the area and in particular the construction of new community facilities such as a health centre, early years facility, library and other community spaces will assist the Council in promoting and improving the economic, social and environmental well being of the area and the wider Estate, and therefore there are adequate powers available to the Council to acquire all the land and property interests in the sites either compulsorily or by agreement.

Strategic Director of Finance and Governance (FC17/068)

78. This report is requesting cabinet to note the current position in relation to the delivery of a new community facility at Plot 18 on the Aylesbury Regeneration programme. The report also seeks resolution to make a Compulsory Purchase Order as detailed in the report to progress the regeneration of the Aylesbury Estate in line with the adopted Aylesbury Area Action Plan. Full details and background is provided within the main body of the report.
79. The strategic director of finance and governance notes that costs will be contained within the current approved Aylesbury capital programme.
80. Staffing and any other costs connected with this report to be contained within existing departmental revenue budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Aylesbury Area Action Plan	Regeneration South Chief Executives' 160 Tooley Street London SE1 2QH	Matt Derry 0207 525 3787
Link: http://www.2.southwark.gov.uk/downloads/download/4444/adopted_area_action_plans		
Gateway 2 - Contract Award Approval Development partner for the regeneration of the Aylesbury Estate (Cabinet, April 2014)	Regeneration South Chief Executives' 160 Tooley Street London SE1 2QH	Matt Derry 0207 525 3787
Link (please copy and paste into your browser): http://moderngov.southwark.gov.uk/documents/s44910/Report.pdf		
Aylesbury Regeneration – Early activation of 57-76 Northchurch (17 February 2015)	Regeneration South Chief Executives' 160 Tooley Street London SE1 2QH	Matt Derry 0207 525 3787
Link (please copy and paste into your browser): http://moderngov.southwark.gov.uk/documents/s52089/Report.pdf		
Aylesbury Regeneration: Amersham Site (Plot 18) Redevelopment (Cabinet, 20 October 2015)	Regeneration South Chief Executives' 160 Tooley Street London SE1 2QH	Matt Derry 0207 525 3787
Link: http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?AId=38057		
Month 8 Capital Monitoring for 2016-17 and Capital Programme Refresh for 2016-17 to 2025-26 (Cabinet, 7 February 2017)	Regeneration South Chief Executives' 160 Tooley Street London SE1 2QH	Matt Derry 0207 525 3787
Link: http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?AId=39997		
Aylesbury Regeneration Programme Delivery (Cabinet, 9 May 2017)	Regeneration South Chief Executives' 160 Tooley Street London SE1 2QH	Matt Derry 0207 525 3787
Link: http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?AId=44960		
Aylesbury Regeneration Programme Delivery (Cabinet, 20 September 2016)	Regeneration South Chief Executives' 160 Tooley Street London SE1 2QH	Matt Derry 0207 525 3787

Background Papers	Held At	Contact
Link: http://moderngov.southwark.gov.uk/ielssueDetails.aspx?Id=50010613&Opt=3		

APPENDICES

No.	Title
Appendix 1	Plot 18 Scheme Planning Boundary
Appendix 2	Plot 18 CPO Plan

AUDIT TRAIL

Cabinet Member	Councillor Mark Williams, Regeneration and New Homes	
Lead Officer	Neil Kirby, Head of Regeneration South	
Report Author	Matt Derry, Senior Regeneration Manager	
Version	Final	
Dated	20 October 2017	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team	23 October 2017	

AYLESBURY REGENERATION

Notting Hill Housing Group | London Borough of Southwark

h2a
DUGGAN MORRIS ARCHITECTS

ARCADIS AECOM WSP

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Plot 18 Site Plan
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client ref: project ref:

Notting Hill Housing Aylesbury Regeneration
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drawing number: NHH-P18
reason:

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110

AYLESBURY ROAD
MERROW STREET

Chadwell
House

Car Park

Westfield
Museum
Car Park

Sports Pct

Dawes Street

North
Plot
37/16

Thurlow Street

Plot
18

Agenda Item 23

Item No. 23.	Classification: Open	Date: 31 October 2017	Meeting Name: Cabinet
Report title:		Aylesbury Estate: Approved Premises Facilities delivery	
Ward(s) or groups affected:		Faraday	
Cabinet Member:		Councillor Mark Williams, Regeneration and New Homes	

FOREWORD - COUNCILLOR MARK WILLIAMS, CABINET MEMBER FOR REGENERATION AND NEW HOMES

This report seeks authorisation to begin the Compulsory Purchase Order process to enable the delivery of the Approved Premises Facility on the Aylesbury Estate. This new modern facility will enable the Ministry of Justice to move the current facility from the First Development Site of the Aylesbury Estate. This in turn will unlock the delivery of 800 new homes including new social rent, extra care, and learning disability homes on that site.

We have made progress with purchasing a number of leasehold interests in the proposed Order area and the council will continue to seek voluntary purchase of all remaining interests. The full range of options and support for resident leaseholders remains to enable them to stay in the area. However, to give certainty on delivery of the new APF and the much needed new homes on the First Development Site it is necessary to make this CPO application.

RECOMMENDATIONS

1. That Cabinet notes the current position in relation to the delivery of the Approved Premises Facility at Plot 4 within Phase 2 of the Aylesbury regeneration programme:
 - Detailed planning permission granted for the development in April 2017;
 - Funding is already allocated within existing Aylesbury Housing Investment programme allocation for Aylesbury;
 - The council has successfully acquired all 4 resident leasehold properties within 1-30 Foxcote by agreement and 4 of the 7 non-resident leaseholders as well as successfully rehoused 16 households on a secure tenancy;
 - The council is continuing to negotiate with all 3 remaining owners within 1-30 Foxcote and the owner of 140 Albany Rd with the intention to acquire these remaining interests by agreement.
2. That Cabinet resolves to make a Compulsory Purchase Order under section 226 (1)(a) of the Town & Country Planning Act 1990 for all land and rights within the area of land identified within the plan at Appendix 2 for the purposes of securing the delivery of the Approved Premises Facility on the site in line with the existing planning consent and thereby securing decent facilities for Ellison House in turn enabling the delivery of the First Development Site and delivering the regeneration of the wider Aylesbury Estate in line with the adopted Aylesbury Area Action Plan.

3. That cabinet notes that an update report on further progress towards obtaining vacant possession of the site will be brought to Cabinet before a Compulsory Purchase Order is made.
4. That Cabinet confirms that the area of council-owned land hatched black on the plan at Appendix 3 is no longer required for the purposes for which it is currently held and approves the appropriation of the land to planning purposes to facilitate the carrying out of the development proposals for the area in accordance with section 226 of the Town and Country Planning Act 1990 and section 122(1) of the Local Government Act 1972 (as amended), subject to compliance with the advertisement requirements of section 122(2A) of the Local Government Act 1972.
5. That Cabinet confirms that, following completion of the appropriation at paragraph 4 above, the area of council-owned land hatched black on the plan at Appendix 3 will no longer be required for planning purposes and approves the appropriation of the land to housing purposes in accordance with section 9 of the Housing Act 1985 and section 122(1) of the Local Government Act 1972 (as amended), subject to compliance with the advertisement requirements of section 122(2A) of the Local Government Act 1972.

BACKGROUND INFORMATION

6. The background to the regeneration of the Aylesbury Estate has been covered extensively in previous reports but is summarised here for context.
7. Having spent a number of years investigating plans for refurbishing the estate, it became apparent that the extent and cost of works required to refurbish the estate to an acceptable standard would be prohibitive and would not overcome the fundamental design flaws of the layout of the estate, the Council took the decision in 2005 to redevelop the estate.
8. In March 2007 the council undertook the preparation of the Area Action Plan to establish the policy framework for the redevelopment of the estate. The Aylesbury Area Action Plan (AAAP) was adopted by the council in January 2010 following extensive public consultation, including an Examination in Public in 2009. It is part of the statutory development plan and deals directly with the redevelopment of the Aylesbury Estate its policies have significant weight in any decisions on applications in this area.
9. Having undertaken a competitive procurement process to secure a development partner for the delivery of the regeneration of the estate, the council appointed Notting Hill Housing Trust (NHHT) to bring forward the phased regeneration of the Aylesbury Estate, and a Development Partnership Agreement (DPA) between the Council and NHHT was signed on 28 April 2014. This partnership will see the development of a further 3,500 new homes across the Aylesbury development area, along with a number of community facilities, commercial facilities and a range of parks and open spaces and high quality public realm.
10. Following further consultation on the masterplan for the estate, applications were submitted by NHHT for detailed planning permission (reference no. 14/AP/3843) for the redevelopment of the First Development Site (FDS) within the south west corner of the estate and for outline planning permission (reference no. 14/AP/3844) for the redevelopment of the wider estate, both in line with the

requirements of the development plan and the aspirations of the AAAP, and both were granted consent on 5 August 2015.

11. In order to secure the implementation of the consented scheme for the FDS, the council is well advanced in securing vacant possession of the FDS. To date, 5 residential blocks are fully vacant and the council is progressing a Compulsory Purchase Order to secure vacant possession for the remaining blocks within the FDS in line with the revised development programme. In addition to securing vacant possession of the residential blocks on the FDS, the council is also progressing the delivery of a new Approved Premises Facility (APF) outside of the FDS in order to provide decent facilities for the existing facility within the FDS at Ellison House and thereby ensure vacant possession of the full FDS.
12. The new APF will be delivered within Plot 4 of Phase 2 of the Aylesbury Estate by its development partner NHHT on the council's behalf utilising existing provisions for delivering council works within the DPA. An application for detailed planning permission (reference no. 17/AP/0053) was submitted by NHHT, and this was granted consent on the 7th April 2017.
13. This report sets out the current position in relation to the delivery of the scheme.

KEY ISSUES FOR CONSIDERATION

The scheme

14. An APF is a residential facility that provides housing and support for people who have recently left prison (usually on probation) who require 24 hour supervision in a residential setting. The main aim of an APF is to rehabilitate offenders considered ready for release from prison, supporting them back into the community through enhanced levels of contact, support and supervision. The consented scheme for the APF Site will deliver a new 36-bed residential APF to be managed by the National Probation Service for the rehousing and supervision of former offenders released from prison in order to manage their successful reintegration into society. The proposed site has been chosen as it is close to the existing site, has good access to public transport routes and is within the Aylesbury Estate where the current facility is housed. The delivery of the new APF constitutes the reprovision of the existing facility in a new, modern, fit-for-purpose expanded facility.
15. Planning permission was sought and obtained for the scheme in order to provide alternative premises for the Ministry of Justice facility currently housed at Ellison House within the First Development Site. The Ministry has agreed with the Council to vacate Ellison House, and securing planning permission and obtaining the land needed to deliver the alternative premises are necessary steps in that process. The scheme of redevelopment with planning permission on the First Development Site requires the demolition of Ellison House and it is therefore important to provide an alternative facility in line with the agreement with the Ministry, to provide for a timely decant. Since the grant of the detailed planning consent, detailed designs for the scheme have now be developed to Tender stage and a contractor is to be procured through a competitive procurement process via the council's development partner, Notting Hill Housing Trust. It is intended that the contract will be let in early 2018.
16. The currently consented scheme for the FDS will deliver a total of 830 new

mixed-tenure housing units. An application has been made to vary the existing consent for the FDS, which will increase the quantum of new homes to be delivered on the FDS to 842 units. The proposed changes to the FDS tenure mix are broadly in line with the figures previously reported to Cabinet, but with a small increase in units for social rent of 7 units, a small reduction in units for shared ownership of 8 units, and small increase in units for private sale of 3 units. The consented and revised tenure mix for FDS as follows:

	FDS consented scheme	FDS revised scheme	Net change
Social Rent	304	348	+44
Shared Ownership	102	211	+109
Market Rent	48	48	0
Private Sale	376	235	-141
Total	830	842	+12

The site / vacant possession

17. The extents of the APF Site are shown in the plan at Appendix 1. The Site comprises the residential buildings at 1-30 Foxcote and 140 Albany Road, along with adjacent ancillary open space and unadopted estate footpath and parking land. While construction of the APF Scheme can commence on land already within the council's control, full implementation of the scheme will require the council to achieve vacant possession of the block at 1-30 Foxcote and 140 Albany Road to enable these buildings to be demolished and this land to be redeveloped as part of the scheme in line with the existing planning consent. Furthermore, vacant possession of these buildings is required to enable the future delivery of their redevelopment along with the surrounding land in line with the outline planning permission for the redevelopment of the wider estate.
18. 1-30 Foxcote and 140 Albany Road fall within the wider Phase 2 of the Aylesbury Estate regeneration programme and were activated for rehousing in July 2014 on that basis. The block of 1-30 Foxcote contains 30 properties. At the time of activation, there were a total of 7 leaseholders, of which 2 were resident leaseholders and 5 non-resident leaseholders, plus 20 secure tenants and 3 voids.
19. Since the rehousing of residents in 1-30 Foxcote commenced, the council has successfully rehoused a total of 16 of the 20 households on secure tenancies on the same basis and the council's Area Housing office is continuing to work with the 4 remaining households on a secure tenancy to facilitate their move to a new property. As with all tenants relocated from the Aylesbury Estate, all tenants relocated retain the option to return to new homes on the estate should they wish to do so once all remaining tenants from the estate have been rehoused.
20. The council has successfully completed the acquisition of all 4 of the resident leasehold properties within 1-30 Foxcote, 2 under the council's early buy-back programme and 2 since activation in July 2014. In addition, the council has successfully completed the acquisition of 4 of the 7 non-resident leaseholds, 2 as early buy-backs and 2 since activation. These were purchased by agreement following successful negotiation with the leaseholders. All of the remaining leasehold interests in the block are owned by non-resident leaseholders, although as noted below the owner of one has recently advised that they have moved back

into the property. The council is continuing to negotiate with all 3 remaining leaseholders with the intention to acquire the remaining interests by agreement.

21. Having successfully relocated 20 households from the block since activation, the resultant vacant properties have been in use by the council for temporary accommodation and the block currently contains 6 households in temporary accommodation. As further properties become vacant within the block, either following successful rehousing of the remaining secure tenants or temporary accommodation households, or buy back of outstanding leaseholds, these properties will no longer be utilised for further lettings and will be held void until the block is fully vacant prior to demolition. A total of 17 properties are currently held void in this way.
22. Negotiations to acquire the 3 remaining leasehold interests within 1-30 Foxcote and that of the Freeholder at 140 Albany Road remain ongoing and the council's aspiration is to agree to acquire all outstanding interests by agreement and thereby secure vacant possession of the block and complete the redevelopment of the site without the need to utilise its statutory compulsory purchase powers.
23. The owner of 13 Foxcote has received a total of 3 offers to date, in March 2015, October 2015 and March 2017. The owner of the property has not responded to the latest offer and is not engaging with the council.
24. The owner of 21 Foxcote has received a total of 3 offers to date, in March 2015, October 2015 and April 2017. The owner of the property has not been engaging with the council until the latest offer following which they have contacted the council claiming to have resident status and not keen to dispose of the property at the present time.
25. The council has been attempting to contact the owner of 26 Foxcote since 2014 with a view to access the property to undertake an inspection for valuation purposes to inform a formal offer. Having successfully made contact earlier this year, the council's surveyors have since inspected the property and terms have been agreed with the leaseholder. The matter is now in solicitors' hands.
26. 140 Albany Road is a detached dwelling, previously converted to residential from its previous use as a public house. The freehold owners of 140 Albany Road have received 1 offer to date in May 2017 and this was followed up with a meeting in June 2017. The owner has now confirmed in principle their willingness to sell and discussions are ongoing as to value.
27. The council is continuing to negotiate with the remaining owners, however it is now considered necessary to promote a compulsory purchase order for the block comprising 1-30 Foxcote and associated land and 140 Albany Road as identified in Appendix 2, in parallel with negotiations, as provided for in the 2015 DCLG Guidance on compulsory purchase. This will give further impetus to stalled negotiations and ultimately to provide certainty of acquiring all remaining interests required to ensure full vacant possession of all land required within the timescale required by the construction programme for the APF. It will ensure the redevelopment of the site fully in line with the existing consented scheme and thereby ensure delivery of a new APF, providing decent facilities for Ellison House, and in turn also allowing new homes to be delivered on the FDS.

Sunlight and daylight

28. The approved regeneration scheme comprises a single four-storey building arranged in two blocks. As part of the planning process a lighting report was obtained from specialist consultants and their conclusion was as follows:

Overall we conclude that the impact of the proposed development on the neighbouring properties will be reasonable and will comply with the BRE guidelines, and in this regard, the level of development is not excessive. Similarly, the scheme itself will enjoy good levels of daylight, and comply with the BRE and British Standards.

29. This report was submitted and considered as part of the planning application for the scheme and the case officer concluded as follows:

There will be some impacts to the residents of Domville Court in terms of a loss of daylight however this is in line with the impacts deemed acceptable under the OPP and the daylight distribution levels remain compliant with BRE guidelines.

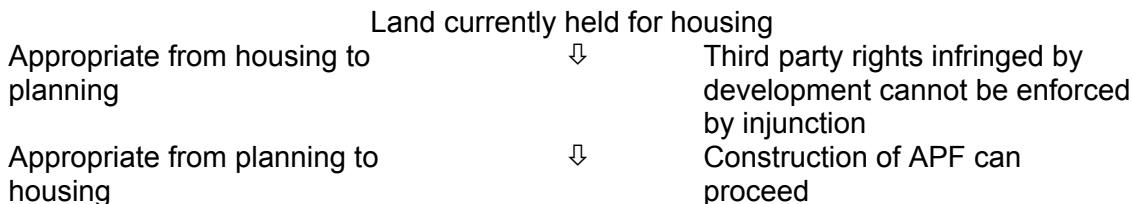
30. It should be noted that the assessment did not consider any impacts specifically on the properties at 1-30 Foxcote and 140 Albany Road on the basis that these properties form part of the Aylesbury regeneration area and as such will be demolished as part of the implementation of the vision for the regeneration of the wider estate in line with the extant outline planning permission and, as set out above, the council is actively seeking to acquire all outstanding interests in these properties in any case.

Appropriation

31. The appropriation of land refers to the process whereby a council alters the purpose for which it holds land. Where land has been appropriated for planning purposes third party rights enjoyed over the land can be overridden. The beneficiaries of such rights may however claim compensation (equal to the loss in value of their property caused by losing the right) but cannot seek an injunction to delay or terminate the development. This will give the council the certainty that having commenced construction works a person with the benefit of an unregistered (with the Land Registry) right over land (such as a right to light) cannot apply to the court to have the development stopped. This is a very important tool in enabling development to proceed on urban sites. As mentioned, the beneficiary of any such right is entitled to financial compensation for the loss of the right. The council could either insure against such compensation claims but this will be costly or accept the risk of an injunction that may be fatal to development or potentially result in unquantifiable but significant costs.
32. The compensation to which persons affected by the loss of a right to light may be entitled to is based on the value of their properties before the right has been infringed versus the value of the property with the infringed right. This compensation is based on the diminution in value of the affected property. If agreement between the parties is not possible it will be determined by the Upper Tribunal (Lands Chamber).
33. In this case, it is recommended that the land be appropriated from housing purposes to planning purposes and thereafter back to housing purposes as to

hold the land for planning purposes may cause adverse financial implications (see below).

34. The rationale for the appropriations of the land shown at Appendix 3, which is in the council's freehold ownership, is set out at Appendix 4 and cabinet is recommended to approve the appropriations.
35. The appropriation stages are summarised as follows:



36. The rationale for the appropriations is summarised as follows:

- to mitigate against the construction of the new APF being frustrated or delayed by injunctions;
- to mitigate against consequential delays to the delivery of decent facilities for Ellison House and resulting impacts on the delivery of new homes across a range of tenures on the FDS;
- to de-risk the construction of the APF so as to encourage the maximum number of bidders and achieve a lower construction cost
- to avoid any potential adverse accounting implications through the appropriation of the land back to housing from planning purposes.

Policy implications

37. The proposed scheme has detailed planning consent and its implementation facilitates the objectives of the relevant policy framework. The Aylesbury Area Action Plan (AAAP) is a key material consideration for all applications within the area it covers. The AAAP was adopted by the council in January 2010, following a three-year process of consultation and engagement including an Examination in Public in 2009. It is part of the statutory development plan and deals directly with the redevelopment of the Aylesbury Estate. The policies in the AAAP have significant weight in any decisions on planning applications within the area. In addition, the statutory development plan for the borough comprises the London Plan, Core Strategy and saved policies from the Southwark Plan, while National Planning Policy Framework provides national planning guidance.
38. The AAAP does not reference either the existing or the proposed APF directly, however the relocation of the existing APF to another site within the Aylesbury Estate is will enable the implementation of the regeneration of the wider Aylesbury estate in line with the objectives of the AAAP. It is considered that the APF scheme does not impact and indeed facilitates the delivery of the objectives of the AAAP.
39. Saved Southwark Plan policy 4.7 'Non self-contained housing for identified user groups', states that new development which provides non self-contained residential accommodation will normally be permitted where the need for and suitability of the accommodation can be demonstrated, with adequate amenities

and facilities including details of security and long-term management and maintenance arrangements of the accommodation. The Ministry of Justice has confirmed that the need for the facility still exists in the local area and its suitability has been demonstrated as part of the planning application process.

40. In the determining the application for detailed planning permission, the scheme was assessed against the relevant development plan policies and guidance at that time, and it was considered to be supported in principle. The scheme will directly deliver an improved and expanded social facility, for which there remains a strategic need, and which the council therefore considers is required in accordance with the good planning of the area.
41. This facility performs a key social role in managing the reintroduction of former offenders into wider society in a well-managed facility which allows for the appropriate levels of both support and supervision. Furthermore, the delivery of this scheme provides decent facilities allowing for the delivery of additional of new high quality homes within the FDS. The scheme will support the wider programme for the regeneration of the estate, delivering key community facilities for both existing and incoming residents, supporting the broader community through the transformation of the estate.

Community impact statement

42. An Approved Premises Facility is a key piece of social infrastructure for which there is a strategic need nationally. The site has been identified as being particularly suitable for accommodating this facility due to its good local transport connections. The implementation of the new APF allows for the relocation of existing facilities elsewhere on the estate and re-provision in an expanded, modern, fit-for-purpose facility, contributing primarily towards the social and environmental well-being of the borough and indeed meeting a national need. In the absence of such a facility, these people would otherwise be released into general housing stock and would not thereby benefit from the close supervision and management that such a facility provides. Close supervision and management in a well-run, purpose-built facility improves the life chances of those individuals and thereby contributes to better outcome social outcomes more widely. The proposed scheme will bring about a significant improvement of the physical environment of the site. The scheme will result in the redevelopment of an under-utilised piece of land that will address the poor quality of environment in its immediate location.
43. Furthermore, the new facility will provide decent facilities to enable the relocation (and expansion) of an existing APF within the FDS. This, in turn, will enable the demolition and redevelopment of the broader FDS in line with the consented scheme for that site, which as set out above will deliver a significant quantum of new homes, across a range of tenures, including specialist accommodation for residents with learning difficulties and those with extra care needs. This will contribute significantly to delivering the council's vision for the regeneration of the wider Aylesbury estate in accordance with the Aylesbury Area Action Plan.
44. While these scheme benefits are significant and compelling they must however be weighed against any potential disbenefits. The council has given detailed consideration to the potential adverse impacts of bringing forward the proposed redevelopment and promoting the associated CPO. The primary potential area for direct adverse impacts arises from the requirement for households currently

resident within the Site to be relocated outside of the Site in order to allow for the construction of the development in line with the existing planning consent. In the absence of council rehousing policies to enable affected residents to be able to stay in the local area this could give rise to a number of resulting adverse impacts such as disruption, unfamiliarity with a new area, difficulty maintaining access to local amenities, services and other social and cultural amenities. However, it is considered that the council's rehousing assistance and associated support and guidance enable these potential adverse impacts to be fully mitigated.

45. As outlined above, the land to be included in any CPO currently comprises a single block of 30 residential properties, of which 13 are presently occupied. 6 properties are currently occupied by households in temporary accommodation. It is not considered there would be any adverse impacts on these households resulting from the scheme, as they would be rehoused through the council's regular rehousing processes by the time of implementation.
46. There are currently 4 households occupying a property on a secure tenancy. These tenants have decant status and the housing office are working with them to assist them with the rehousing process. Again it is not considered that there would be any adverse impact on these households resulting from the scheme. They have been given decant status providing priority status in bidding for alternative accommodation either within existing council stock or that of housing association partners. As this is a choice-based bidding system, tenants are able to exercise personal choice in the location of moves. This ensures the ability to remain within the local area should they wish to do so.
47. Data on the location of tenant moves from across the whole of the wider Phase 2 area demonstrates this. Data on the destination of tenant moves from phase 2 up to March 2017 has shown that:
 - 35% of tenants rehomed within the same postcode;
 - 82% of tenants rehomed within the same or adjacent postcodes;
 - 96% of tenants rehomed within the borough.
48. While a small proportion (4%) of tenants have moved out of the borough, these have been as a result of individual choice in pursuing the opportunity to move to new locations for a range of personal reasons, such as moving nearer to family. All tenants who move also retain the option to return.
49. There are 3 leasehold interests remaining in the site in addition to 1 freehold interest. In line with Compulsory Purchase and Compensation guidelines set out by the Government, leaseholders and freeholders receive market value for the purchase of their property, plus a home loss payment of 10% for resident leaseholders, or 7.5% for non-resident leaseholders, as well as disturbance payment to cover the reasonable costs of moving, such as removals costs and fees. Even where purchasing properties by agreement, the council makes offers on this basis in recognition that this would be the basis for a purchase under a CPO. Homeowners are free to purchase a new property on the open market.
50. While issues relating to the value of leasehold interests are not in themselves a consideration in promoting a CPO, it is acknowledged that there could be a potential impact resulting from the disparity in existing values on the estate and those in the surrounding areas which if unmitigated could present a barrier to

resident leaseholders remaining in the area and continuing to access services, employment opportunities and community ties. The council has, therefore, put in place a range of rehousing options for resident leaseholders which, depending on the individuals' specific circumstances, can result in the offer of a council tenancy on a council-owned property, the purchase of a council property on either shared ownership (where rent is paid on the unowned portion) or shared equity (where no rent is paid on the unowned portion) terms, or the purchase of a housing association property on either shared ownership or shared equity terms. Such options provide the opportunity for existing residents to be able to choose to remain in the local area, should they wish to, and thereby mitigating any potential impacts on individuals' ability to continue to access local services and amenities resulting from the proposed CPO.

51. This can be seen from existing data on moves across the wider Aylesbury estate. To date, the Council has successfully acquired 284 leasehold and freehold interests, of which 147 were recorded as being resident on the estate. While no forwarding address information is held for 58 of those households, of those for whom the council holds information:
 - 18% moved within the same postcode; and
 - 45% moved within the borough.
52. Therefore, at least 27% of all resident leaseholders acquired to date have moved within the borough, and given that the destination of 39% of resident leaseholder households moves is not known, the actual figure could be higher.
53. The Council has sought to mitigate any disbenefits through a range of reasonable and proportionate measures focused on rehousing and compensation options, in order to realise the public benefits associated with the redevelopment. The council has given consideration to the potential disproportionate impacts that could potentially arise and has identified and implemented measures to mitigate such impacts as far as possible. It is therefore considered that there remains a compelling case in the public interest for the scheme to proceed and therefore for the council to promote a CPO for the site.

Resource implications

54. The acquisition process continues to be met within existing resources within the council, supplemented with external professional advice as required.
55. The delivery of the new facilities is being undertaken by Notting Hill Housing Trust on behalf of the council under the delivery partnership arrangements established with in the Development Partnership Agreement entered into in April 2015.

Legal implications

56. The use of Section 226(1)(a) T&CPA 1990 is subject to subsection (1A) which provides that a local authority should not exercise the power to compulsorily acquire unless its considers that the proposed development, redevelopment or improvement is likely to contribute to achieving the promotion, or improvement of the economic, social or environmental well-being of the area.
57. The Human Rights Act 1998 prohibits public authorities from acting in a way

which is incompatible with the European Convention on Human Rights. The council is therefore required to consider whether its actions would infringe the human rights of anyone affected by the making of the CPO. While certain Convention rights may be relevant to the CPO (such as the “right to peaceful enjoyment of possessions”) interference with such rights by public authorities will be justified where the public interest outweighs the interest of the private individual. It is considered that any interference with the Convention rights caused by the CPO will be justified and proportionate in the wider public interest in order to secure the economic, social, physical and environmental regeneration of the site and the wider estate.

58. As outlined in paragraphs 42 - 43, officers consider that the proposed scheme will bring about a significant improvement to the economic, social and/or environmental well-being of both the site itself and of the wider area. The scheme will deliver a key piece of social infrastructure for which there is a strategic need nationally. The scheme will also support the wider programme for the regeneration of the estate, delivering an increase in both the quantum and quality of homes within the area as well as key community facilities for both existing and incoming residents, supporting the broader community through the transformation of the estate.
59. The Public Sector Equality Duty (PSED) which arises from Section 149 of the Equality Act 2010, requires that public authorities to have due regard to:
 - eliminating unlawful discrimination, harassment, and victimisation;
 - advancing equality of opportunity between different groups; and
 - fostering good relations between different groups.
60. The characteristics that are protected by the Equality Act 2010 are age, disability, gender reassignment, marriage or civil partnership (in employment only), pregnancy and maternity, race, religion or belief, sex and sexual orientation. While the PSED does not specify a particular process for considering the likely effects, public authorities must demonstrate that they have shown due regard to the aims of the PSED in decision-making.
61. As part of the production of the AAAP, an Equalities Impact Assessment of the original development proposals was carried out in 2009 and the formulation of the Plan had regard to the Assessment. The regeneration of the site in question and the need to exercise compulsory purchase powers flows from the implementation of the AAAP. As part of recent work to review this original Equalities Impact Assessment in relation to the FDS, consultants collated latest details of the socio-demographic profile of the wider estate as it related to protected characteristics. This showed that:
 - The estate has a larger than average population proportion under 16 compared to the borough and London, but a comparatively smaller post-retirement population
 - The estate has similar proportion of population with a significant disability to the rest of the borough but less than average compared nationally.
 - The estate has a larger population proportion from black ethnic groups, particularly black African, compared to the borough and London.
 - The gender distribution is in line with that of borough and London.
62. In order to gather detailed demographic information about the specific makeup of

individuals potentially affected by the proposed CPO, the council has invited all occupiers of the 3 leasehold properties and 1 freehold property within the proposed CPO area to complete a survey of key equalities information. To date, however, the council has had no responses to its invitation and therefore must rely on broader data upon which to assess equalities considerations.

63. While the council continues to seek to update its understanding of the makeup of individuals affected in order to monitor any resulting disproportionate impacts through as the scheme progresses to delivery, as set out in the community impact section above, the council considers that the potential impacts of the scheme are fully addressed through the operation of its rehousing policies and provision of dedicated support and guidance. As a result, it is not considered that there would be any disproportionate impact on any protected group.

Appropriation

64. The appropriation of the land is authorised by Section 122(1) Local Government Act 1972 which states that “the Council may appropriate for any purpose for which the council is authorised by statute to acquire land by agreement any land which belongs to it and is no longer required for the purpose for which it is held immediately before the appropriation”. As stated earlier in this report, the council currently owns the land identified in Appendix 3, it is currently held for a purpose for which it is no longer required, and it is now being appropriated for the purposes of implementing a consented development scheme, which the council is authorised by statute to do.
65. Where the land to be appropriated includes open space, the council is required not to appropriate without having first advertised its intent to appropriate for a period of 2 consecutive weeks prior. The land proposed to be appropriated comprises hard and soft landscaping in addition to an unadopted estate footpath. While this does not constitute formally designated open space, as outlined above, the council will nevertheless advertise its intent to appropriate the land as if it were open space, and will consider any responses.

Financial implications

66. The resources required to promote a Compulsory Purchase Order are met from existing budgets for the Aylesbury regeneration programme, as are the budgets for the acquisitions themselves.
67. The funding package for the scheme is already contained within existing Aylesbury Housing Investment programme allocation for Aylesbury.

Consultation

68. There has been extensive consultation on the overall regeneration programme for the Aylesbury estate, which has been set out in detail within previous reports. This includes extensive consultation on the formation of the AAP, non-statutory and statutory consultation undertaken on the outline masterplan and detailed FDS planning applications, and non-statutory and statutory consultation undertaken on the detailed planning application for the APP.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Head of Procurement

69. Not applicable.

Director of Law and Democracy

70. The Cabinet is advised that the Council has a power to compulsorily acquire land and property interests under Section 226(1)(a) of the Town and Country Planning Act 1990 as amended ("the 1990 Act").
71. Section 226(1)(a) gives the Council power to acquire compulsorily any land in their area if the Council think that the acquisition will "facilitate the carrying out of development/re-development, or improvement on, or in relation to, the land". In exercising this power the Council must have regard to Section 226(1A) of the 1990 Act and must not exercise the power unless it thinks that the development, re-development or improvement is likely to contribute to the achievement of any one or more of the following objects-
- (a) The promotion of improvement of the economic well being of the area;
 - (b) The promotion or improvement of the social well being of the area;
 - (c) The promotion or improvement of the environmental well being of the area.
72. The Council's duty to consider rights of property owners under the Human Rights Act 1988 and the requirements of the Equality Act 2010 are explained in paragraphs 57 - 63 of this report.
73. The Cabinet will note from paragraph 42 - 44 of this report that consideration has been given to the well being objectives under section 226(1A) of the 1990 Act in relation to the Council's proposals for the site. It is considered that the regeneration of the area will assist the Council in promoting and improving the economic, social and environmental well being of the area and the wider Estate, and therefore there are adequate powers available to the Council to acquire all the land and property interests in the sites either compulsorily or by agreement.
74. The report further recommends the appropriation of council-owned land for planning purposes, and thereafter, the appropriation of that land for housing purposes.
75. A council holds land and property for a variety of statutory purposes in order to perform its functions. A council is authorised by virtue of section 122 of the Local Government Act 1972 ("the 1972 Act") to appropriate land within its ownership for any purpose for which it is authorised to acquire land by agreement, where is no longer required for the purpose for which it is held immediately before the appropriation.
76. The land must already belong to the council. Paragraph 34 of the report confirms that the land to be appropriated is in the council's freehold ownership.
77. The land must be no longer required for the purpose for which it is currently held. The report confirms at paragraph 5 of Appendix 4 that the land is no longer required for housing purposes.

78. The purpose for which the council is appropriating the land must be authorised by statute. It is proposed that the land is held for planning purposes. This is a purpose which is authorised by statute. Section 246 of the Town and Country Planning Act 1990 ("TCPA 1990") defines such purposes as, inter alia, those for which can be acquired under ss226 or 227 of that Act. Section 227 provides that a council may acquire land by agreement for any purposes for which it is authorised to acquire land compulsorily by s226 TCPA 1990.
79. The purposes for which a council can acquire land pursuant to s226 TCPA 1990 include purposes "which it is necessary to achieve in the interests of the proper planning of an area in which the land is situated." As set out above in relation to compulsory purchase s226 also authorises the acquisition of land "... if the authority think that the acquisition will facilitate the carrying out of development, re-development or improvement on or in relation to the land." In the case of either s226 or s227 the acquiring authority must be satisfied that whatever development proposals it has for the land in question these are likely to "contribute to the achievement of any one or more of the following objects – (a) the promotion or improvement of the economic well-being of their area; (b) the promotion or improvement of the social well-being of their area; (c) the promotion or improvement of the environmental well-being of their area." The Council's proposal to build the new APF on the site is capable of falling within the social and environmental categories for the reasons outline within paragraphs 3 and 4 of Appendix 4.
80. Section 203 of the Housing and Planning Act 2016 came into force on 13 July 2016. This section contains a power to override easements and other rights, and it replaces s237 TCPA.
81. S203 says :
- "(1) A person may carry out building or maintenance work to which this subsection applies even if it involves
- (a) interfering with a relevant right or interest...
 - (2) Subsection (1) applies to building or maintenance work where –
 - (a) there is planning consent for the building or maintenance work,
 - (b) the work is carried out on land that has at any time on or after the day on which this section comes into force
 - (i) become vested in or acquired by a specified authority or
 - (ii) been appropriated by a local authority for planning purposes as defined by section 246(1) of the Town and Country Planning Act 1990 [i.e. for purposes for which an authority can acquire land under ss226 and 227]
 - (c) the authority could acquire the land compulsorily for the purposes of the building or maintenance work, and
 - (d) the building or maintenance work is for purposes related to the purposes for which the land was vested, acquired or appropriated as mentioned in paragraph (b)."
82. What this means is that where land has been appropriated for planning purposes building work may be carried out on land even if this interferes with rights or interests if there is planning consent for the building work; and the work must be for purposes related to the purposes for which the land was appropriated, in this case planning purposes. By s204 those third party rights are converted into an entitlement to compensation to be calculated in accordance with ss7 and 10 of the Compulsory Purchase Act 1965.
83. This report confirms that the work being done on the land will be done in accordance with planning permission. Once the land has been appropriated and

s203 triggered, that work will be authorised even where it interferes with third party rights.

84. Section 122 of the 1972 Act provides that where land consists or forms part of an open space then the council may not appropriate the land unless before doing so they cause notice of their intention to do so to be advertised for two consecutive weeks in a newspaper circulating in the area in which the land is situated, and consider any objections to the proposed appropriation which may be made to them.
85. Following the appropriation of the land for planning purposes it is recommended that the land is appropriated for housing purposes, as the land is to be used for the provision of new housing. At that point the land will no longer be required for planning purposes and will be appropriated for housing purposes in accordance with section 9 of the Housing Act 1985.

Strategic Director of Finance and Governance (FC17/067)

86. This report is requesting cabinet to note the current position in relation delivery of the Approved Premises Facility at Plot 4 within Phase 2 of the Aylesbury Estate. The report also seeks resolution to make a Compulsory Purchase Order and appropriation of land as detailed in the report to progress the regeneration of the Aylesbury Estate in line with the adopted Aylesbury Area Action Plan. Full details and background is provided within the main body of the report.
87. The strategic director of finance and governance notes that costs will be contained within the current approved Aylesbury capital programme.
88. Staffing and any other costs connected with this report to be contained within existing departmental revenue budgets.
89. The land appropriation is proposed to occur in such a way that it will have a neutral financial impact.

BACKGROUND DOCUMENTS

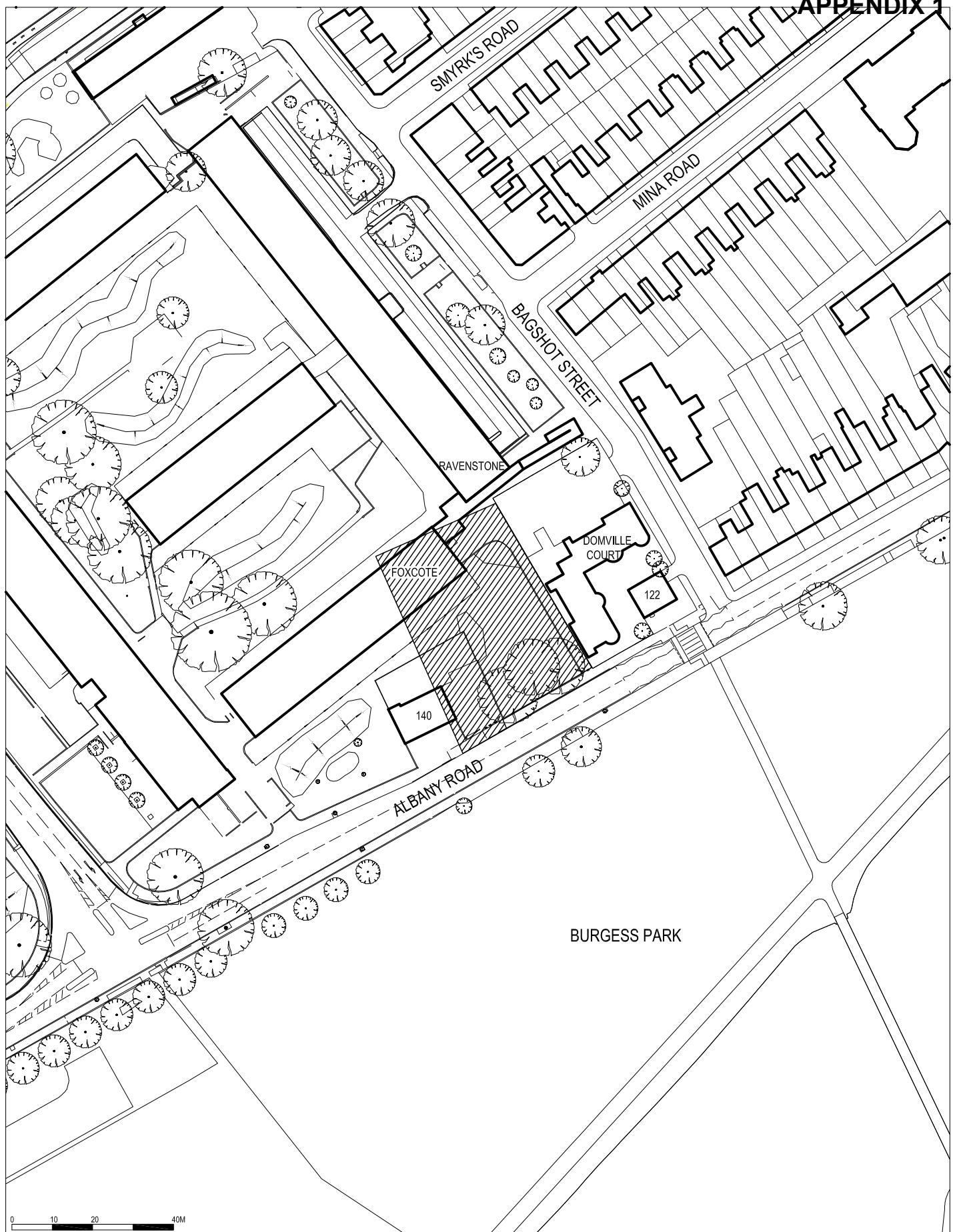
Background Papers	Held At	Contact
Aylesbury Area Action Plan	Regeneration South Chief Executives' 160 Tooley Street London SE1 2QH	Matt Derry 0207 525 3787
Link: http://www.2.southwark.gov.uk/downloads/download/4444/adopted_area_action_plans		
Gateway 2 - Contract Award Approval Development partner for the regeneration of the Aylesbury Estate (Cabinet, April 2014)		
Link (please copy and paste into your browser): http://moderngov.southwark.gov.uk/documents/s44910/Report.pdf		
Aylesbury Regeneration Programme Delivery (Cabinet, 9 May 2017)	Regeneration South Chief Executives' 160 Tooley Street London SE1 2QH	Matt Derry 0207 525 3787
Link: http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?AId=44960		
Aylesbury Regeneration Programme Delivery (Cabinet, 20 September 2016)	Regeneration South Chief Executives' 160 Tooley Street London SE1 2QH	Matt Derry 0207 525 3787
Link: http://moderngov.southwark.gov.uk/ieIssueDetails.aspx?Id=50010613&Opt=3		

APPENDICES

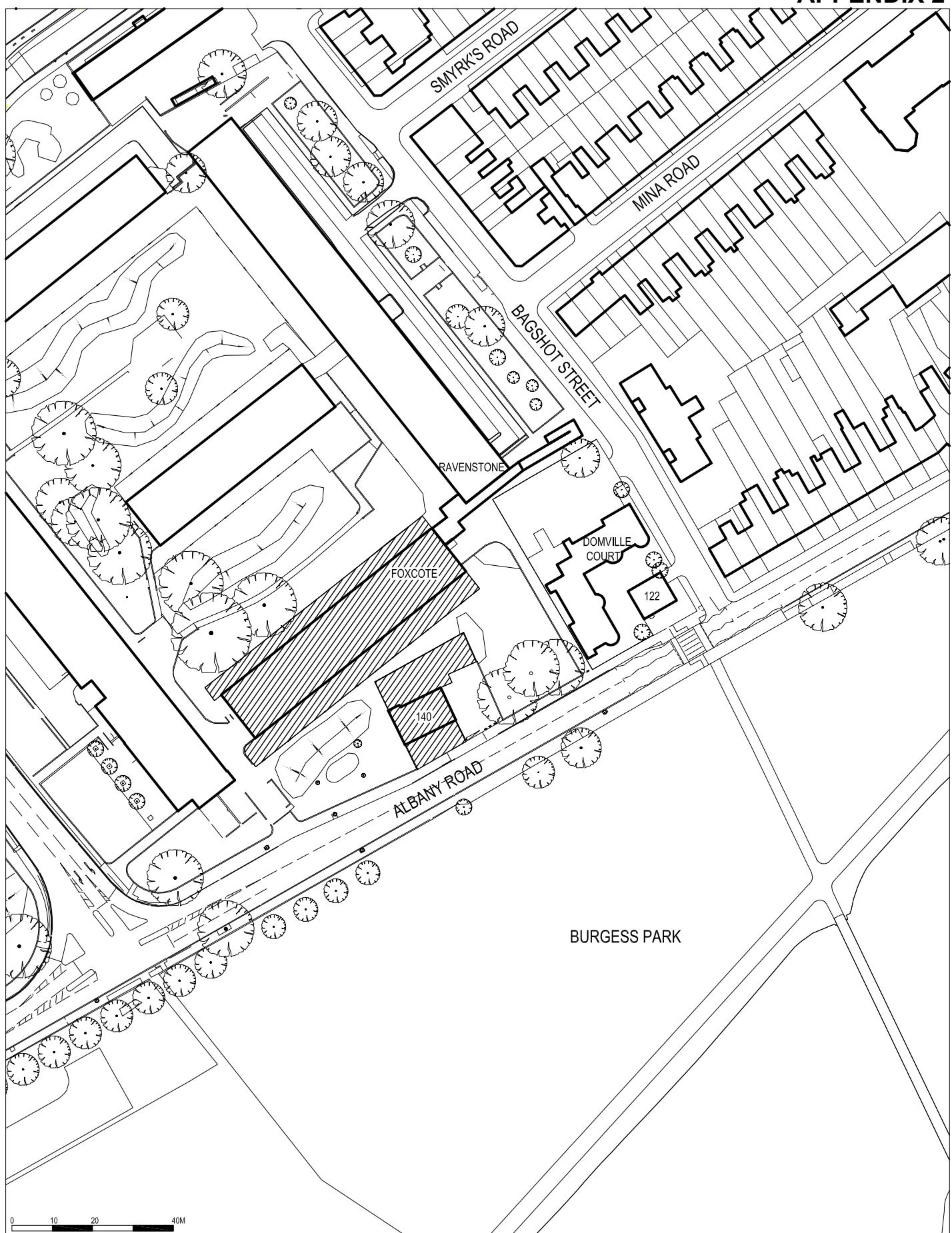
No.	Title
Appendix 1	APF Site Plan
Appendix 2	APF CPO Plan
Appendix 3	APF Appropriation Plan
Appendix 4	Background to Appropriation

AUDIT TRAIL

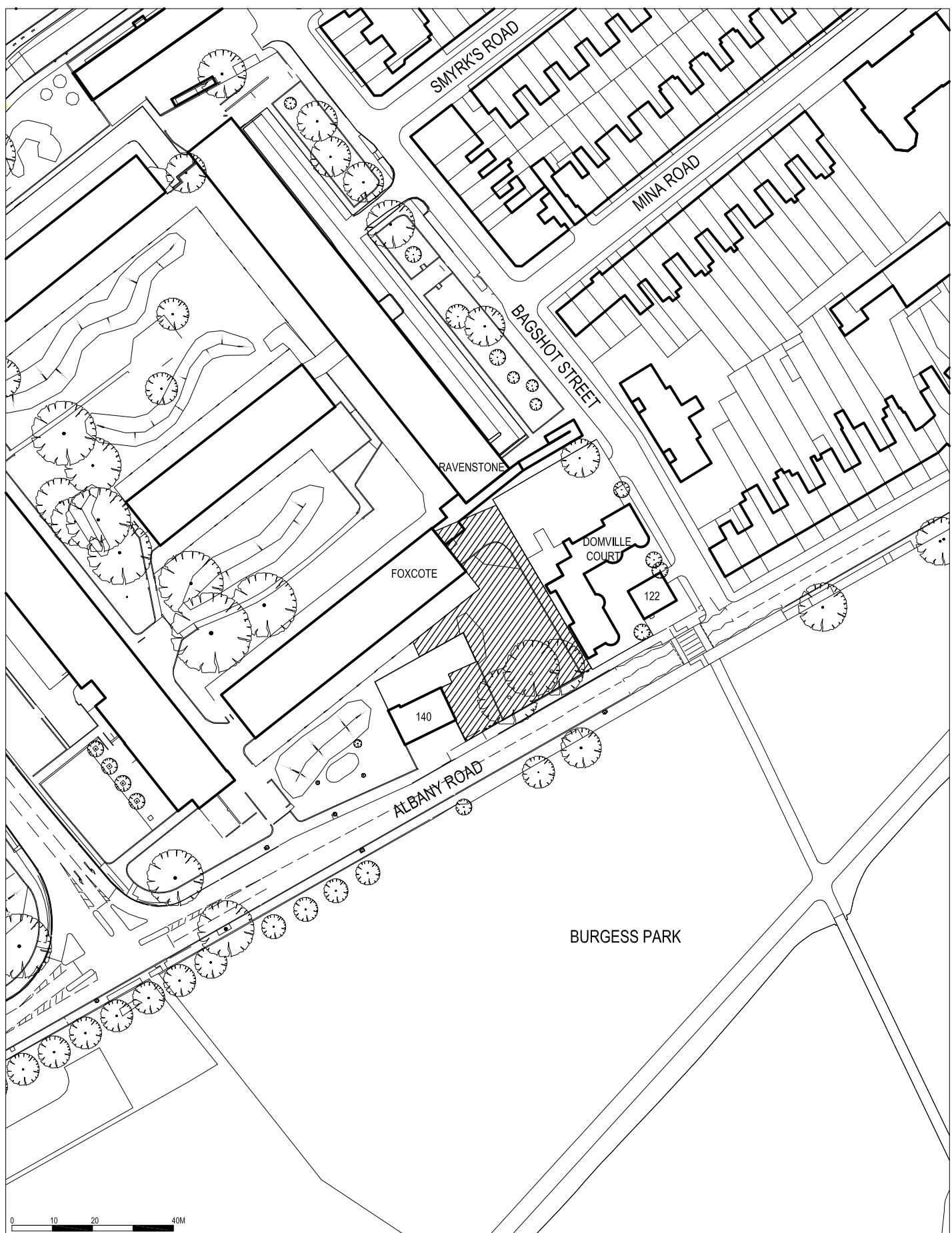
Cabinet Member	Councillor Mark Williams, Regeneration and New Homes	
Lead Officer	Neil Kirby, Head of Regeneration South	
Report Author	Matt Derry, Senior Regeneration Manager	
Version	Final	
Dated	23 October 2017	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team	23 October 2017	



Filename: LOC 000_Location Plan	FOR PLANNING		
Southwark APF Location Plan - Existing			
Scale 1: 1250 @ A4	Date 21/12/16	N	Cottrell and Vermeulen Architecture 1B Iliffe Street, London SE17 3LJ . 020 7708 2567
Drawn by: AB	Checked By: RC	0380 LOC	001.00 02



Filename: LOC 000_Location Plan	FOR PLANNING		
Southwark APF APF Site CPO Plan			
Scale 1: 1250 @ A4	Date 17/10/17	N 	Cottrell and Vermeulen Architecture 1B Iliffe Street, London SE17 3LJ . 020 7708 2567
Drawn by: AB	Checked By: RC	0380 LOC	001.01 02



Filename: LOC 000_Location Plan		FOR PLANNING	
Southwark APF Notice of Intent to Appropriate		N	Cottrell and Vermeulen Architecture 1B Iliffe Street, London SE17 3LJ . 020 7708 2567
Scale 1: 1250 @ A4	Date 17/10/17		
Drawn by: AB	Checked By: RC	0380 LOC	001.01 02

APPENDIX 4

AYLESBURY ESTATE: APPROVED PREMISES FACILITIES DELIVERY
Appropriation of the land (shown hatched on the plan) at Appendix 3 for purposes
set out in section 226 of the Town and Country Planning Act 1990 and to purposes
set out in section 9 of the Housing Act 1985

Background to appropriation

1. Under section 122(1) of the Local Government Act 1972 the Council may appropriate land for any purpose for which it is authorised to acquire land when the land is no longer required for the purposes for which it is held.
2. Under section 226(1)(a) and 227 of the Town and Country Planning Act 1990 the Council may acquire land if they think the acquisition will facilitate the carrying out of development, re-development or improvement on or in relation to the land. This includes development of the sort contemplated in the regeneration of the subject land at the APF Site. The power in section 226(1)(a) is subject to subsection (1A) of section 226. This provides that the acquiring authority must not exercise the power unless it considers the proposed development, redevelopment or improvement is likely to contribute to achieving the promotion or improvement of the economic, social or environmental well-being of the area for which the acquiring authority has administrative responsibility.
3. There are clear social and environmental benefits resulting from the implementation of the development scheme for the APF site. The scheme will deliver a new high-quality design, purpose-built residential facility that provides housing and support for people who have recently left prison (usually on probation) and require 24 hour supervision in a residential setting. In the absence of such a facility, these people would otherwise be released into general housing stock and would not thereby benefit from the close supervision and management that such a facility provides. Close supervision and management in a well-run, purpose built-facility improves the life chances of those individuals and thereby contributes to better outcome social outcomes more widely.
4. Furthermore, the new facility will provide decent facilities to enable the relocation (and expansion) of an existing APF within the FDS. This, in turn, will enable the demolition and redevelopment of the FDS, in line with the consented scheme for that site, which will deliver a significant quantum of new homes, across a range of tenures, including specialist accommodation for residents with learning difficulties and those with extra care needs. This will contribute significantly to delivering the council's vision for the regeneration of the wider Aylesbury estate in accordance with the Aylesbury Area Action Plan and thereby contributing to the social, economic and environmental well being of the estate and the wider borough. Accordingly, the Council may appropriate for the purposes of the development proposals land that it already owns if that land is no longer required for the purposes for which it is held.
5. The land shown on the plan at Appendix 3 is vacant and is no longer required for its current purpose - housing - and is not needed in the public interest for those purposes. The land can therefore be appropriated from its current use. As the appropriation to planning purposes will facilitate the scheme of development to deliver a new APF on the site in accordance with the existing detailed planning consent, it may be appropriated for planning purposes.

6. Section 122(2)(A) of the Local Government Act 1972 provides before appropriating 'open' land notice of the intention to do so, is to be advertised for two consecutive weeks in a local newspaper. The view has been taken that the subject land may fall within this classification, and the Council will accordingly comply with the advertisement requirements and consider any objections to the appropriation.
7. Where land has been appropriated for planning purposes, Section 203 of the Housing and Planning Act 2016 (power to override easements and other rights) applies such that the erection, construction or carrying out or maintenance of any building or work on the land (by the council or a person deriving title from the council) is authorised if it is done in accordance with planning permission, notwithstanding that it interferes with certain private rights such as restrictive covenants and easements. The effect of triggering section 203 is that private rights are effectively overridden and converted into a claim for compensation pursuant to s 204. The level of compensation for interference with rights or breach of restrictive covenant is assessed on the basis of the loss in value of the claimant's land as a consequence of the interference or breach of covenant. An important consequence of the operation of Section 203 is that a claimant cannot secure an injunction, to prevent the development from going ahead – as indicated above, their remedy is a claim for compensation.
8. Prior to developing land it is usual practice to make prudent enquiries of what rights might exist over the land, this will involve inspecting the land to see if there are any obvious rights and checking land ownership information. However, some rights may not be apparent from inspection and historic ones may not always be recorded at the Land Registry. The application of the power to override rights contained in s203 therefore mitigates this risk.
9. The right to claim compensation for the depreciation in value caused by the loss of right is enforced against the owner of the land, which in this case is the Council.

Rationale for appropriating the subject site to planning purposes

10. The site is currently vacant. It was then reserved as a stop for the cross-river tram initiative that is not being implemented. In pursuance of the adopted Council Plan and to address a need for new affordable housing, the site has been identified to be redeveloped for this purpose. Planning consent has been secured for the scheme outlined in paragraph 14 of the main report. As there may be a minor impact on the rights of light to nearby residents from the consented scheme there is the risk one or more of them may apply to the court for an injunction. If an injunction is granted, the scheme will not be able to proceed. In any event, the risk of an application for an injunction is such that it will deter prospective builders from bidding to construct the new building or result in a substantial risk contingency that undermines the viability of construction. In these circumstances, it is appropriate to utilise the powers of section 203 to overcome this risk and enable the APF to be built, which in turn will facilitate the further development of the FDS site enabling much-needed new homes to be built.
11. As indicated above, the land is now required to be held for planning purposes to facilitate the redevelopment proposals associated with the planning permission for the new APF. When land has been appropriated, for section 203 purposes it will continue to benefit from its over-riding provisions even when the land is no longer held for planning purposes.

12. The land identified at Appendix 3 is no longer required to be held for housing purposes. As indicated above, the land is now required to be held for planning purposes to facilitate the redevelopment proposals associated with the planning permission.

Rationale for appropriating the subject site to back to housing purposes

13. Once the land is appropriated for planning purposes, it should be appropriated back to housing purposes as this will be its ultimate usage and the cleansing effect of section 203 means that it can be developed in confidence that the works won't be at risk of an application for an injunction to frustrate the development.
14. Section 9 (1) (a) of the Housing Act 1985 provides a local housing authority may provide housing accommodation by erecting houses on land acquired. It is therefore apt that, following the section 203 appropriation, the land is appropriated in accordance with section 122(1) of the Local Government Act 1972 for purposes within section 9 1 1A) (a) of the Housing Act 1985. The site will be developed to provide residential accommodation, to be leased to the Ministry of Justice and operated by the National Probation Service, to provide housing and associated support for people who have recently left prison who require 24 hour supervision in a residential setting.
15. The appropriation of the land, whilst denying the beneficiaries of any third party rights over the land the ability to frustrate the regeneration of the land, will not take away their ability to claim for compensation in respect of any diminution in the value of their land as a result of their rights being overridden.

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