

# Council Assembly

Wednesday 14 March 2018

7.00 pm

Council Offices, 160 Tooley Street, London SE1 2QH

## Tabled Items

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Date: 19 March 2018

**COUNCIL ASSEMBLY  
(ORDINARY MEETING)**

**14 MARCH 2018**

**STATEMENT FROM THE LEADER OF THE COUNCIL, COUNCILLOR PETER JOHN OBE**

**Dulwich Hamlets Football Club and Champion Hill**

Dulwich Hamlet Football Club's ground is on a site owned by Meadow Residential off Champion Hill. Meadow acquired the site to build residential flats. Since their ownership no planning application has ever been considered by our Planning Committee. However, their proposals have been considered by planning officers and were considered to be unacceptable for a range of reasons - including that they failed to deliver appropriate levels of affordable housing and relied upon relocating the football stadium from its present location onto the adjacent Metropolitan Open Land on Greendale.

Meadow appealed their planning application to the Planning Inspector for non-determination, but withdrew that appeal in October 2017. Since that time, and particularly over the last few weeks, Meadow have taken a number of actions which could threaten the future of DHFC including: serving a statutory demand on them for £121,000 in respect of alleged unpaid "rent" for use of the stadium; the registration of the clubs names as trademarks and demanding that DHFC cease the use of them; and last week terminating their licence – effectively evicting them from the Champion Hill stadium. Meadow's actions have been irresponsible and have been extremely damaging to DHFC.

It is apparent that the football club's future at the stadium is now in danger and it has become clear that there is virtually no prospect of an acceptable scheme coming forward while Meadow remain in control of the site.

The response to Meadow's actions from the club, its supporters and the wider community show the strength of local feeling for the club. I am proud that the council can stand alongside them in the fight for Dulwich Hamlet.

Last night cabinet instructed the Director of Regeneration to start negotiations with Meadow for the council to buy the site. Acquiring the site means that the council can bring forward proposals for much needed homes including affordable homes, make provision for the continued use of the site by Dulwich Hamlet, and protect Greendale.

Should the council be unsuccessful in acquiring the site from the current owners through negotiation then we will consider use of our statutory powers, including making a Compulsory Purchase Order, to enable the delivery of much needed new council homes on this site and maintaining the uses on the site as set out in the New Southwark Plan.

I should also make clear that this is not a fight between Meadow and this council. We are the statutory authority responsible for regulating development in this borough and will always seek to enforce our planning policies when considering any planning application. However, we will not stand by and allow a valued community asset to be threatened or used as a "bargaining chip" in order for any developer to obtain a planning consent. We are not impressed by threats or aggressive gestures.

Even at this late stage, I would urge Meadow to negotiate with us, to find a way forward for the club, to secure new housing and ensure a long term solution for the Champion Hill site.

**SOUTHWARK COUNCIL**  
**COUNCIL ASSEMBLY**  
**(ORDINARY MEETING)**  
**WEDNESDAY 14 MARCH 2018**  
**PROGRAMME MOTION**

The timings for the evening will be as follows:

Time	Business
<b>19:00 - 19:10</b>	<b>1. Preliminary business and announcements</b>
<b>19:10 - 19:15</b>	<b>2.2 Public question time</b> <ul style="list-style-type: none"> <li>• Maxine Charlton</li> </ul>
<b>19:15 – 20:15</b>  (20 minutes)  (7 minutes) (5 minutes) (25 minutes) (3 minutes)	<b>Themed debate</b> <b>3.1 Community Evidence</b> <ul style="list-style-type: none"> <li>• Southwark Living Streets</li> <li>• InSpire at St Peters</li> <li>• Southwark Young Advisors</li> <li>• Southwark Youth Council</li> </ul> <b>3.2 Motion on the Theme</b> <ol style="list-style-type: none"> <li>1. Councillor Peter John, leader of the council</li> <li>2. Councillor Anood Al-Samerai, opposition spokesperson, to speak on the motion and move Amendment A</li> <li>3. Themed debate open to all other councillors</li> <li>4. Cabinet member's right of reply to the debate</li> </ol>
<b>20:15 - 20:45</b>	<b>4. Deputation requests</b> <ul style="list-style-type: none"> <li>• Leathermarket Joint Management Board</li> <li>• Residents of Styles House</li> <li>• Residents of Falcon Point</li> </ul>
<b>20:45 - 21:20</b> (5 minutes) (15 minutes) (15 minutes)	<b>5.1 Members' Question Time</b> <ul style="list-style-type: none"> <li>• Late questions</li> <li>• Members' questions to the leader</li> <li>• Members' questions from community councils</li> <li>• Members' questions to the cabinet</li> </ul>
<b>21:20 - 22:00</b>	<b>5.2 Motions</b>
	Motion 1 - Busking on Bankside
	Motion 2 - Improving mental health and wellbeing in Southwark
<b>22:00*</b>	<b>6. Reports</b>
	6.1 Changes to Community Council Boundaries
	6.2 Member Allowances Scheme 2018-2019
	6.3 Council Assembly Dates and Calendar of Meetings 2018-19
	6.4 Special Urgency and Urgent Implementation Decisions - Annual Report
	6.5 Pay Policy Statement

\* subject to the guillotine rule; maximum 15 minutes debate per item.

**Note:** Any time left remaining on any item will be rolled into the next items.

That the meeting be conducted as follows:

### **Item 3 - Themed debate**

#### **Community Evidence Submissions**

To receive submissions from the groups listed in the themed section of the agenda:

- Southwark Living Streets
- InSpire at St Peters
- Southwark Young Advisors
- Southwark Youth Council

Five minute presentation from the group, followed by a question from the group to the relevant cabinet member, followed by maximum of one question per party to the group.

#### **Themed debate**

To run as listed in the timings above.

### **Item 4 - Deputations**

Meeting to agree to hear deputations from:

- Leathermarket Joint Management Board
- Residents of Styles House
- Residents of Falcon Point

### **Item 5.2 General motions**

Each motion to have a single debate, subject to the guillotine.

CAPR 2.10.3 - Amendment A to Motion on the theme - to be proposed by Councillor Anood Al-Samerai, not Councillor James Barber

## COUNCIL ASSEMBLY

### (ORDINARY MEETING)

14 MARCH 2018

#### RESPONSE TO PUBLIC QUESTION

**1. QUESTION FROM MAXINE CHARLTON TO COUNCILLOR MARK WILLIAMS, CABINET MEMBER FOR REGENERATION AND NEW HOMES**

Please will you give us a full update on the council's position on recognising Cherry Garden Development TRA, and let us know if the council will set aside funds from Tideway S106 to be used to benefit the directly affected residents without going to a bidding panel?

#### **RESPONSE**

The council has not received a formal application for recognition from Cherry Garden Development TRA. At the inaugural meeting, the officer attending clarified to those present that the council would not be able to recognise an association which includes within its area of interest properties already within that of another TRA. Officers work with residents in areas not covered by a recognised TRA and would welcome working with Cherry Garden Development TRA on that basis.

The council has been working with many of the directly affected residents in order to progress s.106 project bids.

At our last s.106 voting event (Monday 5 March 2018), three out of four projects were approved, including projects submitted by the most directly impacted residents.

In total, 10 projects have been approved by the voting panel to date. Some of the projects which were approved in the past have already been successfully delivered. The total amount of s.106 funding approved to date is £135,500. At present, the council are working closely with a number of residents on the delivery of their approved applications.

The s.106 funding can only be allocated in accordance with the s.106 legal agreement. This document states that any proposal must be approved by simple majority by the s.106 voting panel. Therefore, it would not be legal to set aside s.106 funds without going through this formal process. The s.106 voting panel is largely made up of local residents, with the majority of them representing the most impacted residential areas around the Chambers Wharf site.

**COUNCIL ASSEMBLY  
(ORDINARY MEETING)**

**14 MARCH 2018**

**RESPONSE TO LATE QUESTION**

**1. QUESTION FROM COUNCILLOR ANOOD AL-SAMERAI TO THE LEADER OF THE COUNCIL**

How many planning applications have been refused by the main planning committee since May 2010?

**RESPONSE**

Planning officers work with applicants ahead of an application being considered by committee. This is to ensure that it is policy compliant and has a realistic chance of passing.

Since May 2010, there have been 8 applications that have been refused by the main planning committee.

**COUNCIL ASSEMBLY  
(ORDINARY MEETING)**

**14 MARCH 2018**

**RESPONSES TO MEMBERS' QUESTIONS**

**1. QUESTION TO THE LEADER FROM COUNCILLOR NICK DOLEZAL**

Can the leader update me on this administration's progress on delivering a fairer future?

**RESPONSE**

In 2010 we promised to deliver a fairer future for all after eight years of Liberal Democrat and Conservative administration which had seen the council making headlines for all the wrong reasons. From everything from waste and recycling (6th worst in the country) to council tax collection (3rd worst), this council was getting it wrong. We inherited a council where only half our homes were decent and rather than sorting it out – they abolished the housing department!

Since then, this Labour administration has been delivering a fairer future for all. We were elected in 2010 and after four years of progress which saw the introduction of free healthy school meals, homes being made warm dry and safe and doubling of recycling, we were re-elected with more councillors and a public mandate to go further.

That's why in the last four years we have continued to deliver for all the people across the borough.

We are delivering a fairer future with quality affordable homes, making sure that our children have the best start in life and that you can lead a healthy active life whatever your age. We are delivering a strong local economy, revitalised neighbourhoods and a borough that is cleaner, greener and safer. Our progress is remarkable by any measure, but given the savage government cuts that we and other London boroughs have faced, it is even more remarkable. We have kept council tax low so you are now paying less in real terms than in 2010 and by using money wisely and always looking for new and innovative ways to do more, we have not had to cut our ambition. We have continued to improve the borough for the more than 300,000 people who live here. We are ensuring the council is fit for the future and has the capability to continue delivering for our residents. There is still much more to do, but this council is moving in the right direction with the right priorities so that everyone can share in the opportunities of the borough, and get the most from living in the heart of the best city in the world.

**2. QUESTION TO THE LEADER FROM COUNCILLOR ANOOD AL-SAMERAI**

Can the leader explain what he has done to expand the bike hire scheme in Southwark?

**RESPONSE**

The council has been lobbying Transport for London (TfL) and the Mayor to expand the Santander bike hire scheme further in Southwark. TfL support our ambition to expand but have not committed the funding that is required. The council has been working to try and secure third party funding and has already secured developer contributions for cycle docking stations in addition to our commitment to contribute £2m to fund the expansion.

This does not meet the level needed so we will continue to look for new ways to secure the money needed and will continue to make the case to City Hall for expansion.

Alongside this, we have been looking at other models which will enable access to cycle hire throughout the borough, and particularly our ambition to make cycling more accessible for all – not just those who are already experienced cyclists. On Monday, Councillor Wingfield launched a 12 month trial of dockless cycle hire with two operators in Rotherhithe and this will be expanded further into Camberwell shortly. This is being delivered at no cost to the council and is part of our commitment to increase cycling throughout Southwark.

### 3. QUESTION TO THE LEADER FROM COUNCILLOR CLEO SOANES

Could the leader update us on how Southwark's secondary schools are performing compared to other London boroughs?

#### RESPONSE

Outcomes at Southwark Secondary schools are very good compared to London boroughs and nationally. I am very proud of the work that our young people and their teachers have done to raise standards and make sure that even more of our young people have the best start in life.

Latest secondary school performance summer 2017:

<b>GCSE &amp; Equivalent</b>	Southwark	London	National
Attainment 8 Score	50.5	48.9	46.4
Progress 8 Score	0.31	0.22	-0.03

This means that we are 15th out of 151 councils nationally, and are 9th (Attainment 8) and 13th (Progress 8) out of 32 London councils.

<b>A Level &amp; Equivalent</b>	Southwark	London	National
Average Point Score per entry	34.80	32.25	32.33

This means that we are the 11th best in the country and 3rd best in London.

### 4. QUESTION TO THE LEADER FROM COUNCILLOR BEN JOHNSON

How many homes in Southwark have been empty for up to 1 year, 1-2 years, and over 2 years?

#### RESPONSE

The council records the number of empty homes for council tax purposes. This is a snapshot of empty homes on one particular day.

Our latest figures from October 2017 show 5,418 empty homes plus 499 second homes out of 138,000 dwellings (4.2%)

As a comparison in 2009/10 when the Liberal Democrats and Conservatives ran the council we had 5,703 empty homes (including second homes) out of 126,500 dwellings (4.5%)

This shows the proportion of empty homes has gone down since this administration ran the council.

However, this is just a snapshot and includes, for example, 1,800 homes which are empty for less than three months. This includes properties where there might be a few days' vacancy between tenants. It also includes properties on the valuation list but which are not lettable such as those in blocks that are being demolished as part of our regeneration schemes.

There are 676 empty council properties of which 367 have been empty for less than a year (80% for less than 6 months), 84 for over one year and 225 for over two years.

Of this, 287 are active homes which means that they are actively being worked on and are pre-allocated or in the bidding cycle. This number contains 21 properties which are in the process of being signed up by their new tenants.

It also includes properties which are being demolished such as on the Aylesbury, disposed of, or being used for non-housing purposes such as T&RA halls or cleaners' bases. It also includes 216 properties which are being refurbished such as on the Ledbury Estate.

795 private properties have been empty for more than 6 months. Where this happens, the council is taking action to try and encourage these properties back into use. As they are privately owned we have limited statutory powers, but are taking steps to encourage the owners to make them available.

#### **5. QUESTION TO THE LEADER FROM COUNCILLOR RADHA BURGESS**

Could the leader tell us how many Southwark children have benefitted from free, healthy school meals under this administration?

#### **RESPONSE**

56,830 children have benefitted from free healthy school meals in Southwark.

I am immensely proud of this policy which has improved learning, improved health and removed the stigma of free school meals.

If re-elected, a Labour administration would go further and roll out this programme to school nurseries so that even more children can benefit from free healthy school meals and get the very best start in life.

#### **6. QUESTION TO THE LEADER FROM COUNCILLOR JAMES BARBER**

The new Grove Library has a 125 year lease, which was agreed under the last Liberal Democrat administration, has its rent fixed at £100 rent per annum thereby saving the council £46,000 a year. Will the leader give assurances that these savings will be used to improve and extend the current services and hours of opening?

#### **RESPONSE**

While the previous administration certainly started work on the Grove Vale Library, their usual dither and delay meant the deal was not signed. It was this Labour administration who signed and sealed the deal in 2012 and generated the saving. In fact while we are

keeping libraries open and investing in them, the Liberal Democrat's record in government was slashing spending which means libraries up and down the country had to close.

Our investment is now seeing results. We had over 2 million visits to libraries in Southwark with 1.6 million book issues – which puts Southwark in the top quartile for performance measures in London. Southwark has also recently become the highest book issuing borough in London.

We are proud that we have been able to bring the development of a new Grove Vale library to fruition. It will be a modern, purpose built library and a great improvement on the current library.

The library will be much larger than the current library and will indeed have an enhanced range of services. These will include:

- Enhanced opening hours
- Improved technology and ICT provision
- A meeting room which can be hired and used for community events
- A cafe.

The new Grove Vale Library will open in the late summer. I am sure that like the other new libraries that we have built in recent years it will be a huge success with greatly increased usage as we have seen at Camberwell and Canada Water.

## **7. QUESTION TO THE LEADER FROM COUNCILLOR ELEANOR KERSLAKE**

Could the leader explain what the impact our Ethical Care Charter has had for our care users and care workers?

### **RESPONSE**

Southwark is leading the way with the introduction of an ethical care charter. Unions representing home care workers have been pressing for action. In Southwark we took their ethical care charter and made it even stronger, being more ambitious for our service and its users.

We are now seeing the impact of that decision. Satisfaction amongst service users has gone from around half to 97%.

Homecare staff are being supported by employers to obtain qualifications (NVQs/QCFs) and take up of these has increased. In 2016/17 a third of the workforce were reported to have achieved formal qualifications and a lot more staff have enrolled and are working towards achieving qualifications.

Existing workforce numbers already benefiting from the Southwark Ethical Care Charter are more than 600 care workers working for London Care and Mihomecare. There are over 200 staff who are working for agencies who had not signed up to the Southwark Ethical Care Charter who will now transfer to the new providers and receive the London Living Wage and the other benefits of the Southwark Ethical Care Charter.

It was anticipated that the Southwark Ethical Care Charter would cost the council significantly more but our recent procurement, which fully implements the Southwark

Ethical Care Charter across all home care, has in fact come in competitively as many providers now value the benefits of our Southwark Ethical Care Charter.

**8. QUESTION TO THE LEADER FROM COUNCILLOR DAN WHITEHEAD**

During the council assembly held on 29 November 2017, the leader of the council asserted that the Rotherhithe Bridge will be fully funded by Transport for London (TfL) and that Southwark Council will not be providing any funding. Can the leader therefore please confirm in writing that this is the case and, if so, provide written evidence of TfL's commitment to fully underwriting the funding of this infrastructure project?

**RESPONSE**

The Mayor of London is funding a team at TfL to take forward the proposed bridge. We understand from TfL that the bridge will be largely funded by the Mayor, however with a project like this we would expect funding to be sought from other sources too such as private developers and the government. Officers are in ongoing discussion with City Hall about this.

There may be some contribution via Southwark such as CIL developer contributions but no request has been made.

This council remains committed to supporting the bridge and bringing this much needed crossing to the Rotherhithe peninsula.

**9. QUESTION TO THE LEADER FROM COUNCILLOR DAVID HUBBER**

Does the council support the merger of Police Borough Commander's responsibilities with Lambeth?

**RESPONSE**

Like councils the police have come under enormous financial pressure from central government. The cuts agenda started under the Liberal Democrat/Conservative coalition and now continued by this government means that difficult choices have to be made.

We of course do not want to merge borough commander posts with other boroughs but recognise that both the coalition and Conservative governments have put the police in a very difficult position.

While it will take some time for the changes to be implemented and the full impacts to be known we will continue to meet regularly with senior police colleagues to ensure that there continues to be a Southwark focus to policing and much needed resources are maintained. The council will be working hard to ensure these changes do not lead to a reduction in engagement with local communities, that our work complements each other in this respect and that there is better communication at grassroots level.

**10. QUESTION TO THE LEADER FROM COUNCILLOR ROSIE SHIMELL**

Can the cabinet member confirm where illegal levels of nitrogen dioxide, which are causing serious lifelong health problems, can be found across the borough and why there is so little being done to combat this critical issue?

## RESPONSE

There are 2 measurement used to determine limits for Nitrogen Dioxide (NO<sub>2</sub>) in the Air Quality Regulations:

- **1 hour average – 200 µg.m<sup>3</sup>** not to be exceeded more than 18 times a year. Southwark complies with this.
- **Annual average – 40 µg.m<sup>3</sup>** – Large areas of Southwark are also currently compliant with the annual average. We do however exceed this level in the north west of the borough, mainly within the congestion charging zone and along major road corridors such as A2 and A3.

The breaches are primarily caused by vehicle emissions.

Air quality in London has in fact improved year on year since the 1950's and has continued to do so in recent years.

Despite this, Southwark is determined to do more to achieve full compliance with the Air Quality Regulations and we recently approved a revised Air Quality Strategy & Action Plan that includes over 100 actions the council will take to improve air quality.

Notable actions already taken or in-train include:

### Reduced emissions from road traffic

- We are investing £30m in cycling and walking improvements.
- We support the extension of the Mayor's Ultra-Low Emission Zone and wish to see its future expansion.
- We have introduced penalties to prevent vehicle idling.
- We have a programme to increase the number of electric car charging points both on-street and within new developments.
- Installed secure cycle hangars and lockers capable of storing almost 2,300 cycles.

### Reduced carbon emissions

- We ensure all new developments in the borough are carbon neutral or better.
- We have a £6m investment programme to improve existing parks and green spaces.
- We installed one of the largest solar power photovoltaic arrays in the capital on the roof of the Old Kent Road Integrated Waste Management Facility (IWMF).

### Reduced emissions from buildings

- Achieved a 25% reduction in our Carbon emissions from our offices, depots and leisure centres over the last 5 years.
- SELCHP district heating scheme annually saves 7000T of emissions and provides heat and hot water to 2,600 Council homes. There are plans to expand the heating scheme to include more new homes as the Old Kent Road neighbourhood is revitalised.
- 6970 homes so far have benefitted from the Warm Dry Safe Programme more are planned.
- Over 9000 older domestic boilers have been replaced with energy efficient models.

### **Increased public awareness & protecting people**

- We are working with BIDs & business to consolidate deliveries and waste collections in commercial areas.
- We have made local air quality a public health priority.
- We have run integrated active travel and air quality public awareness campaigns.
- We have progressed new walking routes linking destinations & public open spaces e.g. the Low Line, Sumner Street improvements around the Tate Modern & opening the historic yards to create walking routes away from Borough High Street.
- We have updated our air quality web pages.
- We have delivered 20+ air quality educational sessions and projects in schools and are currently piloting 'schools streets' (where roads are closed to traffic at the beginning & end of the school day) and air quality audits for schools. We have also given all Southwark schools guidance on how to improve air quality in their locality.

### **Enforcement**

- Through the planning process we controlled atmospheric emissions for 400+ development proposals in the last year.
- The whole of the borough is a designated Smoke Control Zone. When we receive reports we respond firmly to those who cause local air pollution.
- We are a member of the London Low Emission Construction Partnership and ensure cutting edge best practice on Southwark construction sites.

### **More air quality monitoring**

- We measure air quality continuously at 2 air quality monitoring stations. This will be increased to 3 next year.
- We have increased the number of NO2 monitoring locations from 15 in 2012 to 69 in 2017 – an increase of over 300%.
- We have an information cascade, whereby when air quality alerts are received that information is rapidly forwarded to the staff who work with our most vulnerable residents in schools and care homes.

### **Other Actions**

Southwark is a 'Cleaner Air Borough'. This was awarded by the GLA in recognition the efforts we are making.

We have lobbied the national government to produce a viable national air quality action plan and introduce a fair national diesel scrappage scheme.

We have lobbied Transport for London and the GLA to extend the ULEZ, to improve the emissions from buses, to extend the cycle hire scheme into Zone 2 and to install more tube stations when the Bakerloo line is extended down the Old Kent Road.

We continue to welcome constructive ideas to improve air quality in Southwark and are constantly looking to what others are doing to learn from good practise elsewhere.

## **11. QUESTION TO THE CABINET MEMBER FOR REGENERATION AND NEW HOMES FROM COUNCILLOR BILL WILLIAMS (BERMONDSEY AND ROTHERHITHE COMMUNITY COUNCIL)**

What will the council do to get closer to the community's aspiration of 50% social housing?

**RESPONSE**

We completely understand the need for more affordable housing across Southwark, and are doing everything we can, consulting and working alongside residents, to increase the level of affordable housing in the borough.

The council's strategic affordable housing target is for 50% of all new homes to be affordable. These will be made up by a combination of new council homes which the council is building itself as part of the 11,000 new council homes programme and through securing at least 35% of new homes built on private developments as affordable homes.

Since March 2016, when the cabinet adopted the Development Viability SPD, the council has implemented a consistent and transparent approach to assessing the viability of development proposals to ensure the maximum reasonable amount of new affordable homes are secured on all major development which trigger an affordable housing requirement. Furthermore, all schemes which fall short of the planning policy requirement to provide 35% affordable homes are only permitted subject to a viability review to ensure any identified uplift in scheme value following the grant of planning permission contributes towards additional affordable housing.

The council is in the process of completing an audit of historic Section 106 agreements to ensure all affordable housing obligations had been complied with in full. The council have successfully taken legal action against breaches of Section 106 Agreements and will continue to do so in the event any future breaches are identified.

**12. QUESTION TO THE CABINET MEMBER FOR REGENERATION AND NEW HOMES FROM COUNCILLOR LEO POLLAK**

Could the cabinet member update us on the plans for South Dock Marina Boatyard?

**RESPONSE**

We recognise the part that the South Dock Marina plays in supporting river businesses. We have considered feedback from key stakeholders on our draft proposals for the boatyard. We understand the important role that boatyard plays as a hub for river businesses and the potential it has to expand this role further. Therefore we would be very unlikely to pursue an option which includes tall housing.

We are committed to improving the boatyard, for it to thrive as a hub and home for river businesses; enhancing this offer further for both those who live and work at the marina and the wider community.

We will work in partnership with the South Dock community and will listen to local residents, business owners and the dock users to secure the long term future for the boatyard, so it can thrive as a hub for river businesses and the local community.

I have asked officers bring an options report to cabinet this summer.

**13. QUESTION TO THE CABINET MEMBER FOR REGENERATION AND NEW HOMES FROM COUNCILLOR SANDRA RHULE**

Could the cabinet member update council assembly on the delivery of our new council homes?

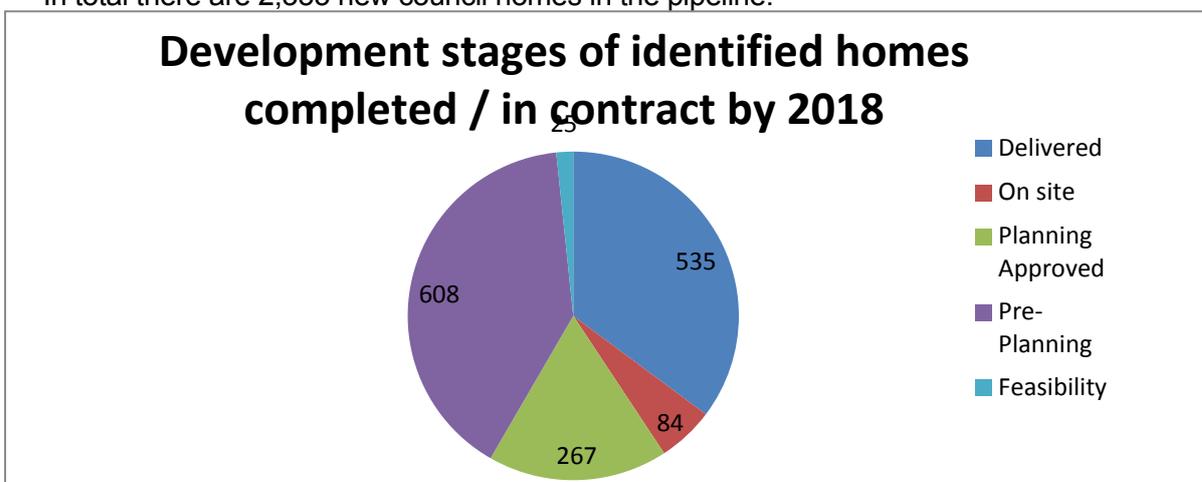
## RESPONSE

The delivery of new council homes is a priority for this administration; so I am pleased to be able to say that by the end of March 2018, 535 new council homes are projected to have been completed. There are 84 new council homes under construction with a further 387 that have secured planning approval.

A further 513 council homes are projected to have secured planning approval by December 2018.

Overall 1,519 new council homes are projected to be completed, on site or in contract by December 2018.

In total there are 2,353 new council homes in the pipeline.



## 14. QUESTION TO THE CABINET MEMBER FOR REGENERATION AND NEW HOMES FROM COUNCILLOR HELEN DENNIS

What update has the cabinet member received from Transport for London (TfL) on the council's request for a reconsideration of Bricklayers Arms as a potential tube station site on the planned Bakerloo line extension, and when do we expect TfL's viability work to be completed?

## RESPONSE

This Labour administration secured a commitment from the former Mayor of London to extend the Bakerloo Line. We are now campaigning for three new Bakerloo line stations on the Old Kent Road, including one at the Bricklayers Arms, and are pleased to do this alongside many other excellent groups such as the Tower Bridge Road Business Alliance.

We know that there is huge popular support for this new station, and that it would bring benefits both to residents and to businesses in the area.

TfL have acknowledged the public support and the campaigns for the station and have therefore said that they will reassess the case for a new station at the Bricklayers Arms, and the new proposals in the council's Old Kent Road Area Action Plan.

We will continue to work with TfL and do all we can to convince them of the case for a third station at the Bricklayers Arms.

Transport for London will be publishing the post consultation report in late May 2018. This will be followed by further public consultation in summer/autumn on the next stage, including station locations.

**15. QUESTION TO THE CABINET MEMBER FOR REGENERATION AND NEW HOMES FROM COUNCILLOR DAVID NOAKES**

Can the cabinet member for regeneration and new homes confirm the council's current position and conversations with Transport for London (TfL) and residents in Styles House in regards to the proposed development of the Southwark tube station site, Metro House and the land around Styles House?

**RESPONSE**

TfL is in the process of acquiring Algarve House (also known as Platform Southwark) between Southwark tube station and the Styles House estate from U&I.

The council is working with the residents of Styles House and TfL to find the best solution to deliver a scheme which can provide additional council homes and employment space. A feasibility study has been carried out by TfL in partnership with the TMO and a series of one-to-one meetings have recently taken place to discuss the feasibility study and options for building additional new homes. A summary of this feasibility study and consultation is now being finalised by TfL.

Cllr Cryan and I met with representatives from the Styles House TMO to understand their thoughts on TfL's proposals, and will continue to work with them and TfL to find a solution that meet everyone's needs.

**16. QUESTION TO THE CABINET MEMBER FOR REGENERATION AND NEW HOMES FROM COUNCILLOR ADELE MORRIS**

Residents at Oxo Tower, River and Rennie Courts, Falcon Point, Burrell St and others have endured years of disruption, noise and dust from building works for Southbank Tower, Sea Containers House, Tate Modern Extension, Neo Bankside, Blackfriars Station, and 240 Blackfriars Rd. Now, they are set to go through another 10 years of it – from major developments at 18 Blackfriars and Ludgate/Sampson House, Thames Tideway works on the north bank, Paris Gardens development (if it receives planning permission) and no doubt others yet to come forward. Can the cabinet member tell us what he is prepared to offer residents in return – perhaps at the very least an exemption from the council's latest council tax rise?

**RESPONSE**

I understand that construction can cause disruption for residents and the council works with those involved in construction so that they take steps to minimise the impact of their work on local residents.

The council will continue to work closely with construction contractors and the local community to ensure that projects comply with the council's environmental policies and hours of operation for construction. The council's environmental protection team closely monitor section 61 agreements which are put in place to protect residents and

businesses during the construction process. The council's highways team continue to monitor the construction management plans for each development.

The council will also continue to work with the community through the planning process to maximise the benefits of redevelopment for local people. New amenities which are being delivered through the construction process include new paving, trees and pedestrian crossings along Blackfriars Road, pedestrian improvements to Sumner Street, Prices Street, Great Suffolk Street, and the river walk in front of Sea Containers House. New community facilities include the Tate Modern extension, One Blackfriars and Mint Street Park. There has also been investment in new open space, play equipment and sports facilities at Hatfields Gardens, Nelson Square, Peabody Blackfriars, Marlborough Sports Garden and Geraldine Mary Harmsworth Park.

Hundred of Southwark residents have benefited from the new jobs and training opportunities which have been created via the Southwark Construction Skills Centre, in partnership with Southwark Works, Good People, and Employ SE1. These opportunities for local people have been generated by the construction and improvements to the area which have been taking place for a number of years.

The council will continue to work with local residents and the local community to deliver the next wave of community projects identified through the Community Infrastructure Levy Project List, so that local residents can benefit from the changes taking place in their area.

Our council tax rise this year was vital to protect essential services for our most vulnerable residents and to exempt all residents who lived near construction sites from council tax would have an impact on the quality of services that the council would be able to provide for our most vulnerable residents.

**17. QUESTION TO THE CABINET MEMBER FOR REGENERATION AND NEW HOMES FROM COUNCILLOR MICHAEL SITU**

Could the cabinet member update us on the Old Kent Road Area Action Plan consultation?

**RESPONSE**

The Old Kent Road Area Action Plan is in its second stage of formal consultation for the further preferred option which has been open from 13 December 2017 to 21 March 2018. The plan has been publicised widely including updates on the council's website, an online questionnaire on the consultation hub, notices in the press, advertisements on the Old Kent Road, community newsletters and social media. Email notifications have been sent to over 7,000 people on My Southwark via the planning policy mailing list. A consultation questionnaire was posted to over 15,000 residential and business addresses in the Old Kent Road opportunity area.

The council hosted a number of consultation events including an event at New London Architecture, two drop-in sessions along the Old Kent Road and special meetings for businesses, creative enterprises, retailers and schools. Officers and councillors have also attended numerous community meetings across the borough including community councils, Area Housing Forums, Planning Committee, Youth Council, TRA meetings, Southwark Pensioners Forum, Southwark Future Steering Board, Conservation Advisory Group, Big Local, and Tenants Council.

At the time of writing the council had received approximately 350 responses; however the consultation is still running until 21 March. Generally responses have been positive with support for the Bakerloo line extension, the “greener belt” strategy, business space, the high street and the heritage, character and health elements of the plan. The main concerns and questions raised so far have been regarding the delivery and type of affordable housing, tall buildings and protection for existing businesses.

Officers will publish a full summary of responses received when the consultation has closed. Following this, further work will be undertaken to develop the submission version of the plan. The council is also looking to launch a new website for the Old Kent Road to ensure continued publicity and news about the future changes in the area and to keep people up to date.

**18. QUESTION TO THE CABINET MEMBER FOR REGENERATION AND NEW HOMES FROM COUNCILLOR KATH WHITTAM**

What progress has been made on the negotiations with British Land on the Canada Water site, and what benefits have been secured for our residents?

**RESPONSE**

The council has made significant progress in its negotiations with British Land and I am pleased to be able to say that the plans for the Canada Water site will have significant benefits for local residents in the Rotherhithe area. The plans will deliver:

- 20,000 new jobs, and new training, and business start up opportunities.
- 1,000 new affordable homes – the first stage of homes will deliver 35% affordable housing, split 70/30 social rent/shared ownership, and all stages will be compliant with council policy on levels of affordable homes
- A new leisure centre with an 8 lane swimming pool, 4 court sports hall, crèche, 146 station gym, two studios and a cycle spinning room
- New parks and green spaces for residents to enjoy

The details of the Master Development Agreement with British Land were the subject of a cabinet report last night. This agreement builds on the Heads of Terms which were agreed by Cabinet in September 2017. In particular it ensures that the council will have a 20% interest across the masterplan site. The agreement provides the council with an option to invest in each phase of the scheme and benefit from the regeneration process by sharing in the proceeds from development which can be used to support local services. The agreement will also secure the core priorities that cabinet endorsed for the negotiations with British Land in November 2014 which will benefit residents. This represents £5 billion of inward investment into the borough and the realisation of a long term ambition.

The council has also secured an option to purchase the social rent homes, and retain them as council housing.

The proposed mix of uses developed across the combined holdings has the capacity to accommodate an education hub providing significant new space for teaching, academic and research facilities.

The implementation of the masterplan provides an opportunity to deliver positive social, economic and health benefits for our residents across the design, construction, estate management and interim phases of the scheme. In pursuit of this objective cabinet, in September 2017, resolved to ask British Land to work with the council and the local

community to develop a social regeneration charter which will set out proposals to ensure the redevelopment plans also contribute to the social regeneration of the local area. The charter will be a shared document and set of priorities, to be jointly adopted and owned by the partnership, and involving the local community at each point in its development, delivery and review. The full charter will be the subject of further report to cabinet before the planning application is determined.

**19. QUESTION TO THE CABINET MEMBER FOR REGENERATION AND NEW HOMES FROM COUNCILLOR MARTIN SEATON**

Could the cabinet member tell us how many Southwark residents have found jobs in construction at Elephant Park broken down by ward?

**RESPONSE**

Since July 1 2013, 927 Southwark residents have been employed across the Elephant Park project run by Lend Lease. Residents living in every ward in Southwark have benefitted from this initiative and this is shown on the below plan. We are committed to ensuring that regeneration provides opportunities and benefits for our residents, and the map shows that the Elephant Park development has provided opportunities to nearly 1,000 residents across Southwark, 416 of whom were previously unemployed.



**20. QUESTION TO THE CABINET MEMBER FOR REGENERATION AND NEW HOMES FROM COUNCILLOR DAMIAN O'BRIEN**

Will the cabinet member be prepared to support the inclusion of Bascule-style bridge designs in Transport for London's (TfL) plans for the Rotherhithe to Canary Wharf cycle and pedestrian bridge?

## RESPONSE

The council supports the Rotherhithe to Canary Wharf crossing because it meets our policies and aspirations that encourage and improve walking and cycling.

However along with the significant benefits this crossing will bring, there will be some impacts which will require detailed assessment and understanding. TfL appointed engineering consultants Arcadis and Knight Architects to support their work and have been regularly updating the council on progress.

TfL have recently undertaken public consultation as part of this process to ensure the views of the public could be taken into account on a number of issues, including bridge design. The TfL consultation materials featured bascule-style bridge types. The results of this consultation will be published in March 2018.

TfL will use the outcomes of the consultation, alongside a number of other factors, to determine the best option for the crossing and a bascule-style bridge will continue to be considered as part of this process.

The council will continue to work with TfL to develop the Rotherhithe to Canary Wharf crossing.

### 21. QUESTION TO THE CABINET MEMBER FOR REGENERATION AND NEW HOMES FROM COUNCILLOR HAMISH McCALLUM

How many private landlords have been prosecuted or subject to improvement notices by the council over each of the past five years?

### RESPONSE FROM THE CABINET MEMBER FOR COMMUNITIES, SAFETY AND LEISURE

#### Prosecutions

Year	Number of landlords/agents prosecuted	Total number of Housing Act offences committed
2017/18	19	26
2016/17	0	0
2015/16	8	11
2014/15	12	18
2013/14	9	22

#### Notes:

It is often the case that more than one offence is found at a single property – this is why the number of offences is greater than the number of landlords prosecuted.

In 2016/17 we did not prosecute any landlords as this was the first year of our discretionary licensing schemes and there was an amnesty to encourage landlords to apply for a license.

In addition to the 2017/18 figures in the table, we have further legal cases underway.

## Improvement Notices

Year	Number of notices served	Number of properties improved by action
2017/18	949	932
2016/17	1093	1080
2015/16	372	318
2014/15	235	194
2013/14	345	285

### 22. QUESTION TO THE CABINET MEMBER FOR REGENERATION AND NEW HOMES FROM COUNCILLOR MARIA LINFORTH-HALL

Can the cabinet member guarantee that a new bingo hall will be built as part of the redevelopment of the Elephant & Castle?

#### RESPONSE

This is a planning matter and it will be for the planning committee to determine the merits of any application. However, I strongly support a bingo hall on the site.

The council recognises the importance of bingo to local residents, and the Equality Impact Assessment noted that the current bingo hall is particularly used by older people and BAME people. We want to see a scheme proposed which has opportunities for a bingo provider to come forward, so that the community can continue to enjoy bingo as they do now.

On 13 February 2018 the agents acting for Delancey, the applicant in the proposal to redevelop the Elephant and Castle shopping centre, wrote to the council to amend and clarify certain aspects of the development. Their letter included the following statement:

'We can confirm the Applicant will give the right of first refusal to a bingo operator (on commercial terms) to lease approximately 1,850sq.m of the proposed leisure floorspace within the development. We can confirm that approximately 959 seats can be provided within this space, across tables of four and two, similar to that of the current Bingo hall. The precise location and form of any bingo use would need to be discussed and agreed with the Council.'

Following receipt of this letter, the council has carried out further consultation on the planning application which ended on 10 March 2018. The application will be determined later in the year and further representations received until then can be taken into account.

### 23. QUESTION TO THE CABINET MEMBER FOR BUSINESS, CULTURE AND SOCIAL REGENERATION FROM COUNCILLOR CATHERINE ROSE

Could the cabinet member provide an update on the initial findings of the Southwark Conversation which took place between October and December of last year?

#### RESPONSE

The Southwark Conversation involved 109 separate events including community conversations, groups discussions, public meetings and other community-led activities. The Conversation generated 2,923 individual responses, representing the largest borough-wide response of its type.

Knowing that young people are less likely to respond to council consultations, the Conversation targeted young people and other under-represented groups through for example working with Rerezent Youth radio. Other methods included young people interviewing their peers in streets and open spaces across the borough. As a result the Conversation involved a wide range of people and groups, all who have a stake in improving the wellbeing of those who visit the borough, work here and call Southwark their home.

In summary, people generally liked the approach of the Southwark Conversation and welcomed it as a way to actively engage with a wide range of individuals, communities and groups across the borough. The headline finding was that 70% of respondents were positive, either in full or part, about change in the borough.

Feedback highlighted that 'getting out and about', 'services and amenities' and 'being connected' were the top three things that most people ranked as important to their health and wellbeing. When asked to specifically talk about what makes a place a 'good neighbourhood', almost 60% of people cited a sense of community as the biggest single determining factor for them.

Themes arising from the Southwark Conversation included housing, cleanliness and safety of streets, employment and training for young people and more generally the things that people like to do and want to see more of locally.

A further, more detailed analysis will be undertaken in the coming months and reported back to cabinet. This will be important in helping the council to develop a new Council Plan in the summer of 2018 alongside further development of the outcome measure and indicators that make up the social regeneration policy framework.

#### **24. QUESTION TO THE CABINET MEMBER FOR BUSINESS, CULTURE AND SOCIAL REGENERATION FROM COUNCILLOR EVELYN AKOTO**

What are the latest figures for Southwark on the number of young people not in education, employment or training, and how does this compare to other London boroughs?

#### **RESPONSE**

There is a range of support funded by the council to support young people into employment. This includes support for vulnerable young people provided by Southwark Works, wage subsidies to provide employment at London Living Wage provided by SEEDS, and support for young people in education or with caring responsibilities to access part time employment. There is also support to help young people access apprenticeships as part of delivery of our council plan commitment to create 2000 apprenticeships.

As at January 2018 the Local Authority National Client Caseload Information System (NCCIS) reports Southwark's NEET as 1.4%. This placed Southwark LA at joint sixth best in London.

London's range of NEET performance spans 0% (City of London) to 3.4% (Barking & Dagenham).

The DfE's published scorecard recently placed Southwark's 2017 NEET performance in the top quintile nationally.

**25. QUESTION TO THE CABINET MEMBER FOR BUSINESS, CULTURE AND SOCIAL REGENERATION FROM COUNCILLOR RENATA HAMVAS**

At the last council assembly, the cabinet member announced the excellent news that Canada Water Library is now the busiest library in London. Could the cabinet member tell us how this compares to Southwark's other libraries?

**RESPONSE**

The council is very proud that its ongoing commitment and investment in the library service is paying great dividends for residents of the borough by providing a great, high quality service.

In 2016-17 the borough's libraries lent more items than any other London borough and Canada Water Library lent more items than any other library in London.

Southwark is one of only 5 library services in London to achieve more than 2 million library visits in 2016-17. Southwark libraries are the four busiest in terms of visits overall.

The service also has the fourth highest for number of PC hours used in London.

The tables below provides the detailed breakdown of the number of items lent at each Southwark library in 2016-17 and of the number of visits to each Southwark library in 2016-17

<b>Libraries</b>	<b>Total Loans</b>
Blue Anchor	86,146
Brandon	28,608
Camberwell	182,535
Canada Water	318,708
Dulwich	305,232
East Street	36,095
Grove Vale	34,345
Home Library	61,556
John Harvard	149,922
Kingswood	9,278
Newington Temp.	44,267
Nunhead	36,351
Peckham	216,539
<b>Overall total (includes eBooks and eAudio)</b>	<b>1,553,821</b>

<b>Libraries</b>	<b>Total Visits</b>
Blue Anchor	84,227
Brandon	32,949
Camberwell	254,457
Canada Water	436,209
Dulwich	363,761
East Street	45,615
Grove Vale	64,041
John Harvard	290,637
Kingswood	39,021

<b>Libraries</b>	<b>Total Visits</b>
Newington Temp.	75,743
Nunhead	54,217
Peckham	372,286
<b>Overall total</b>	<b>2,113,163</b>

**26. QUESTION TO THE CABINET MEMBER FOR BUSINESS, CULTURE AND SOCIAL REGENERATION FROM COUNCILLOR JAMES OKOSUN**

What investigations have taken place to implement a Workplace Parking Levy?

**RESPONSE FROM THE CABINET MEMBER FOR ENVIRONMENT AND THE PUBLIC REALM**

The council has already taken steps to encourage people to drive less, and to use other ways of getting around. This is to help improve air quality as well as improving health and cutting congestion on our roads.

We are starting work on a traffic reduction strategy which will look at a range of options to reduce traffic. As part of this we would also look at the experience of Nottingham's Labour council who first introduced this, as well as other best practice that have been tested successfully from councils across the country.

However it is important that we do not look at this scheme in isolation, but to consider it alongside others to find the most effective ways to reduce traffic and congestion for Southwark.

**27. QUESTION TO THE CABINET MEMBER FOR BUSINESS, CULTURE AND SOCIAL REGENERATION FROM COUNCILLOR DORA DIXON-FYLE**

In our last manifesto, Southwark Labour pledged to award scholarships to local young people from lower income backgrounds to study art. What progress has been made towards delivering this pledge?

**RESPONSE**

I am proud to be able to say that we have delivered this pledge: on 20 February 2018 the council launched its new bursary scheme reflecting the values of the council's Cultural Strategy, to support the creative people and economy and putting creativity at the heart of everything the council does.

The council is working with the University of the Arts London, specifically Camberwell College of Arts, to implement the scheme. The scheme is designed to support young people who wish to take up creative arts courses following their A levels.

The council has committed £25,000, to provide ten bursaries of £2,500, for students from four secondary schools in the Camberwell/Peckham area to help them attend the college.

The bursaries will provide an incentive for young people from these secondary schools to consider studying arts subjects at the college. They will help to cover the cost of materials, attendance at exhibitions and necessary technology needed for courses. The scheme will initially run in the 2018/19 academic year.

**28. QUESTION TO THE CABINET MEMBER FOR FINANCE, MODERNISATION AND PERFORMANCE FROM COUNCILLOR TOM FLYNN**

Could the cabinet member update us on how the new shared IT service between Southwark, Lewisham and Brent is working?

**RESPONSE**

The Southwark transition to the Shared ICT Service has been completed successfully. Although overall Business As Usual performance has been consistently improving, the user satisfaction ratings and improvement from November to December warrants highlighting. We experienced a high number of P1 incidents (a fault that results in loss of service(s) for a core system and/or large number of staff with a 4hr target resolution) in November as is often the case in the first month after a service transition of this scale and complexity. However, that number declined in December and January.

The following table shows a summary of key performance indicators:

	<b>Nov 2017</b>	<b>Dec 2017</b>
<b>Number of P1 Incidents</b>	16	8
<b>Number of P2 Incidents</b>	22	10
<b>Number of P3 Incidents</b>	2401	1777
<b>Number of Service Requests</b>	2476	1674
<b>Open Calls at Month End</b>	747.00	597.00
<b>Customer Satisfaction (Net Promoter Score)</b>	33.62	65.95

Initial number of calls at Southwark was high and this was expected, as we were aware that the service was inheriting a backlog from Capita. The volume of open calls suggests that the best part of that backlog has been cleared.

The customer satisfaction after the first two months of service is excellent. As a benchmark, a Net Promoter Score (NPS) over 20 is considered good, over 40 is considered excellent.

**29. QUESTION TO THE CABINET MEMBER FOR FINANCE, MODERNISATION AND PERFORMANCE FROM COUNCILLOR REBECCA LURY**

Could the cabinet member outline what she is doing to lobby the government on Universal Credit?

**RESPONSE**

Southwark Council has taken a leading role in lobbying the government on Universal Credit (UC). As one of the largest social landlords in the country, we have been deeply concerned about the impact of the new benefits system on our residents, particularly in relation to rent arrears for council tenants. As a council we have been strongly making the case to government to make urgent and necessary changes to Universal Credit, including:

- Commissioning independent research on the impact of the Universal Credit rollout on council tenants and sharing the findings with central government

- Presenting evidence to the Work and Pensions Select Committee highlighting the impact of UC on Southwark tenants
- Organising an event in the House of Lords with key stakeholders including DWP to discuss the findings of the council-commissioned research and recommendations arising from that research
- Ongoing communication with the Secretary of State for DWP, along with other London boroughs outlining our concerns about UC and recommendations for improvements to the system.

I welcomed the Chancellor's announcement in November 2017 that the government does intend to make some changes to Universal Credit, including a number of recommendations put forward by the council. These include:

- Abolishing the seven day waiting period, so people do not have to wait an additional week to receive their first UC payment
- Removing temporary accommodation from UC
- Introducing a two week run-on period for those already claiming housing benefit, so their benefits are not immediately stopped when they apply for Universal Credit.

These changes will not take effect fully until April 2018, so we will be keeping a close eye on whether they do in fact deliver the expected improvements. Of course, these changes alone are not enough to solve the problems of Universal Credit. Five weeks is still a very long period for a household without money to wait for their first payment and we know from the government's own figures, and from our own tenants, that significant numbers of claimants are actually waiting much longer. Therefore I am continuing to put pressure on the government to reduce delays and waiting time for the first payment of UC, especially for payments to cover housing costs, and to protect existing support funding and build an evidence base to underpin adequate future funding to support vulnerable people as they move to UC.

In January I wrote to the new Secretary of State for the Department for Work and Pensions to highlight the council's ongoing concerns about Universal Credit and I invited her to visit Southwark to see first hand the impact of the government's changes in UC when they come into effect. However, disappointingly the response I received was that the Secretary of State is too busy to meet with us.

### **30. QUESTION TO THE CABINET MEMBER FOR FINANCE, MODERNISATION AND PERFORMANCE FROM COUNCILLOR BILL WILLIAMS**

In November, the leader spoke about the progress that had been made in improving broadband in Rotherhithe. Now aerials are in place in Rotherhithe, could the cabinet member explain what this means for broadband speeds for Rotherhithe residents?

#### **RESPONSE**

On 31 October 2017 Southwark Council's cabinet approved the recommendations of a report on improving broadband in Rotherhithe and connectivity in the borough as a whole, which proposed a number of short, medium and longer term solutions for achieving these objectives. One of the key short term solutions proposed in this report was the installation of wireless broadband (Wi-Fi) aerials on the rooftops of a selection of the council's social housing blocks. Operated by broadband provider Relish and capable of delivering superfast (in excess of 24Mbps) speeds, it was expected that the roll out of these wireless aerials would enable 70% of residents and businesses in Southwark to receive this new Wi-Fi service.

In November 2017 the council signed rooftop lease agreements with Relish for 21 of its residential blocks, two of which are located in Rotherhithe. Since then, all Wi-Fi apparatus has been installed and 17 of these new sites are now live and delivering Relish's wireless service, including both of the blocks located in Rotherhithe, with the remaining four scheduled to have gone live before the end of March 2018. In addition, two new street-based Wi-Fi masts that have been approved for installation on Salter Road (one on the north of the road, the other on the east) are forecast to go live by April 2018.

According to Relish's online service coverage checker, residents of both blocks (in Rotherhithe) who sign-up for one of Relish's wireless broadband contracts will be able to receive up to superfast speeds, while the majority of properties located within a 500m – 700m radius (approximately) of these two buildings will be able to receive broadband speeds of up to 20Mbps at a minimum, which is twice the UK government's new Universal Service Obligation (USO) of 10Mbps. This represents a significant improvement in the broadband speeds available to the majority of people who live and work in this part of Rotherhithe

According to a residents' survey on broadband in Rotherhithe which the council conducted between 20 September 2017 and 1 November 2017 inclusive, a specific example of the type of improvement is one resident who reported that they typically receive broadband speeds of 0.1Mbps, but who now, based on their postcode, is able to receive broadband speeds of up to 40Mbps from Relish. To put this in context: at the time of completing the survey, this particular respondent would not have been able to use BBC iPlayer, Netflix or YouTube. Now, should they choose to sign-up for a Relish contract, they will be able to stream these services in ultra-high definition (4K).

The council has also made good progress with respect to some of the medium and longer term solutions for improving broadband in Rotherhithe. In line with Southwark's medium term digital infrastructure strategy, the council is in the process of drafting a new corporate wayleave agreement to be used whenever a network operator applies to deploy gigabit capable broadband to property owned by Southwark.

To further Southwark Council's ultimate, longer term objective of enabling a borough-wide roll out of full fibre broadband, targeting 'not spots' such as Rotherhithe in particular, the council submitted an application to the Local Full Fibre Networks (LFFN) Challenge Fund, which is being run by the Department for Digital, Culture, Media and Sport, to secure funding to build two new fibre networks across Bermondsey and Rotherhithe. This was a pan-London bid designed to improve broadband in Central London, which was led by TfL and the GLA, and included seven other London boroughs plus the Old Oak and Park Royal Development Corporation. Yesterday government announced that the London bid had been successfully awarded up to £8.5m.

**31. QUESTION TO THE CABINET MEMBER FOR ENVIRONMENT AND THE PUBLIC REALM FROM COUNCILLOR JANE LYONS**

Many Southwark residents in Herne Hill are affected by activities which take place in Brockwell Park, and have expressed concern about the noise levels proposed for the Field Day event which is expected to take place over three days in early June. When a similar festival was approved by Lambeth Council on Clapham Common, Wandsworth Council successfully intervened to protect their residents from excessive noise. What steps is he taking to ensure Southwark residents are equally protected, for this event?

## RESPONSE

Southwark Council have been working with Lambeth Council over the past few years to ensure events in Brockwell Park cause minimal disruption to the local environment. Listening to local residents and ward councillors this has resulted in Lambeth Council and event organisers providing, and paying for, enhanced litter clearance and parking suspensions.

In light of major outdoor event 'Field Day' and 'Lovebox' being proposed in Brockwell Park, Southwark residents and ward councillors raised concerns about nuisance with the council.

In response council officers in the events team did the following:

- Collated responses and local councillors and residents and relayed concerns to Lambeth Council
- Publicised a public meeting held in January to local residents
- Brought Lambeth Council together with Village Ward Councillors to air their concerns face to face.

In addition the council's Environmental Protection Team has made representations on the Field Day's Premises License application under the promotion of the 'prevention of public nuisance' licensing objective.

The representation states that the application site is close to residents living in Southwark, who may be disturbed by noise nuisance caused by amplified music and by the impacts of large numbers of attendees in the locality that could include noise, congestion and parking stress.

The representation requests that the licence not be issued unless:

1. The applicant conclusively demonstrates (e.g. by production of a professional acoustic consultant's report) that they can comply with the Noise Council Code of Practice on Environmental Noise Control at Concerts.

The report should include:

- a) consideration in accordance with section 3.4 on page 7 of the code, of the potential for additional disturbance from low frequency noise, that may be underestimated by the measurement methodology described in the guidance.
  - b) predicted noise levels illustrated on a scale map of the site and surrounding area, showing predicted noise level contours at 65dB(A) and 75dB(A) LEQ (15 minutes).
2. The applicant produces, and commits to comply with, a travel and dispersal plan that contains suitable measures to mitigate parking stress and other environmental impacts, including noise, street fouling and litter, that may be caused by patrons both arriving at and dispersing from the event.

**32. QUESTION TO THE DEPUTY LEADER AND CABINET MEMBER FOR HOUSING FROM COUNCILLOR MICHAEL MITCHELL**

The council has now acknowledged, three years after the works were completed, that leaseholders were significantly overcharged for the works done under the Warm Dry and Safe programme at Pynnersmead and Denesmead, Herne Hill. Does the cabinet member understand the distress this has caused over a prolonged period to the leaseholders? What steps is she putting in place to make sure this does not recur with any future housing capital works?

**RESPONSE**

I am very sorry for any distress that residents in Pynnersmead, Denesmead or any of our estates has experienced due to overestimates of major works.

When major works are carried out, the costs are scoped out and section 20 notices issued to leaseholders for their share of the cost of the works. We want the estimates to be as accurate as possible so that leaseholders are not being overcharged or undercharged for the works.

We have set up Southwark Homeowners so that leaseholders are able to lead change in the way works take place and be a challenge for the council. I would encourage the Southwark Homeowners Board to look at this issue and to make proposals about how this system could be changed to improve the situation going forward. I would welcome their recommendations and look forward to working with them to improve this situation.

**33. QUESTION TO THE CABINET MEMBER FOR BUSINESS, CULTURE AND SOCIAL REGENERATION FROM COUNCILLOR ELIZA MANN**

What criteria does the council apply to recognise a Tenants and Residents Association?

**RESPONSE**

Tenant and Residents' Associations (TRAs) are groups of local people who take an active part in improving their local community. Their work includes:

- making sure that residents get a chance to share their views with the council
- keeping residents informed about issues that affect the local area
- organising neighbourhood events to bring the community together.

TRAs increase the sense of belonging and pride residents have in their community and are an opportunity for people to meet their neighbours and discuss and deal with local issues.

TRA recognition allows recognised TRAs to:

- Apply for grant funding from the tenant fund
- Elect delegates and deputies to their area housing forum
- Manage a hall or similar facility (if there is one available)
- Be seen as a representative group by the council for consultation purposes.

Ongoing support is provided to help TRAs to function well. This includes a training program supplemented with bespoke sessions for specific TRAs, the provision of advice and action planning with individual TRAs, support on constitutional issues, including the provision of model documents, mediation, the provision of information, and assistance in completing grant applications.

Recognition is a formal means of capturing the number of TRAs within the borough. Recognition allows an annual check to be made on the group's governance and financial probity, and this helps the council to identify where support is needed so that the council can target help and advice most effectively.

Under the TRA recognition policy a TRA will be recognised by the council, if it complies with its constitution and engages with its members and the council. The constitution and code of conduct must meet the minimum requirements as laid out in Southwark Council's model constitution, including:

- meeting regularly with the required quorum for general and committee meeting
- adhering to its equal opportunity policy and code of conduct
- maintaining good financial practice, including submitting a statement of accounts annually
- being transparent and accountable to the membership in managing TRA business.

While the same estate or area may have more than one TRA and it is residents who determine the area that is included in their TRA the Council only recognises and funds one association for a particular area of interest or a particular set of residents so there cannot be overlapping TRAs representing the same residents.

Recognition of TRAs under this policy covers arrangements for consultation under Section 105 Housing Act 1985 and goes further in terms of the promoting harmonious and vibrant communities. It does not cover recognition of 'recognised tenants' associations' (bodies of leaseholders that have legal rights to consultation on specific matters, mainly relating to service charges) under section 29 of the Landlord and Tenant Act 1985. RTAs are subject to a separate recognition process.