

Cabinet

MINUTES of the OPEN section of the Cabinet held on Tuesday 18 November 2014 at 4.00 pm at Ground Floor Meeting Room GO1A, 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Peter John (Chair)
Councillor Ian Wingfield
Councillor Fiona Colley
Councillor Dora Dixon-Fyle MBE
Councillor Barrie Hargrove
Councillor Richard Livingstone
Councillor Darren Merrill
Councillor Victoria Mills
Councillor Michael Situ
Councillor Mark Williams

1. APOLOGIES

There were none.

2. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair gave notice that the following late item of business would be considered for reasons of urgency to be specified in the relevant minute:

Item 7: Deputation requests.

3. NOTICE OF INTENTION TO CONDUCT BUSINESS IN A CLOSED MEETING, AND ANY REPRESENTATIONS RECEIVED

No representations were received in respect of the items listed as closed business for this meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor Peter John declared a non-pecuniary interest in items 18 and 22, Disposal of site land at 1 Potters Fields, as a trustee of Potters Fields Park Management Trust.

5. PUBLIC QUESTION TIME (15 MINUTES)

There were no public questions.

6. MINUTES

RESOLVED:

That the open minutes of the meeting held on 21 October 2014 be approved as a correct record and signed by the chair.

7. DEPUTATION REQUESTS

Notification of these deputation requests had not been circulated five clear days in advance of the meeting. The chair agreed to accept these requests as urgent as both requests related to an item on the agenda for this meeting, item 8, Update on Consultation and Plans for the Delivery of 11,000 New Homes.

Deputation request from the Southwark Group of Tenants Organisation (SGTO)

The deputation spokesperson addressed the meeting in respect of an item on the agenda, item 8, Update on Consultation and Plans for the Delivery of 11,000 New Homes. The representation from SGTO is attached as appendix 6 to this item (page 53 of the main agenda).

Deputation request from the Aylesbury Leaseholders Action Group

The deputation spokesperson addressed the meeting to request assistance with a number of outstanding issues relating to the Aylesbury regeneration programme with particular reference to leaseholder concerns and the issues referred to in paragraph 6 of item 7.

8. UPDATE ON CONSULTATION AND PLANS FOR THE DELIVERY OF 11,000 NEW HOMES

RESOLVED:

1. That the overwhelming support (around 90%) for the 6 pledges and therefore agreed to the adoption of the Charter of Principles as set out in Appendix 1 of the report be noted.
2. That it be noted that over 2000 residents responded to this consultation and that the vast majority of these were council tenants and leaseholders/homeowners. The size and representativeness of the sample gives a high level of confidence that the findings of the engagement exercise reflect the views held by the majority of our residents.
3. That it be noted that consultation took place with both the formal consultation structures of Tenant and Homeowners Council, Area Housing Forums and more

broadly with those not engaged in these formal structures. Cabinet therefore agrees to reaffirm its commitment to engaging as widely as possible with residents as the 11,000 new homes programme progresses. Officers are to continue to consult through the formal tenant and homeowner structures and in other ways to ensure that those who are not engaged in the formal structures are able and encouraged to get involved.

4. That it be noted that about 20% also left more detailed feedback as summarised in paragraphs 32 to 40 below. In response to that feedback cabinet therefore tasks officers to put in place the following:
 - A system of review of the operation of the charter of principles annually, through existing representative groups and other residents who have been involved.
 - Ongoing involvement of the Futures Steering Board made up of representatives of Tenant Council and Homeowners Council in the development of the engagement activity as it progresses.
 - A proactive communication strategy that seeks to address some of the frequently asked questions that have arisen through the consultation, clarifies what we mean when we use terms such as “affordability” and “regeneration”, and tackles some of the misinformation and misapprehension.
5. That it be noted that 36% of respondents (almost 700 people) expressed an interest in continuing to be involved. Cabinet therefore tasks officers to develop a plan to ensure that those who have expressed a wish to be involved are integrated into the next phases of the consultation programme.
6. That it be noted that this is only the first stage of consultation, and only concerns the principles upon which a broader consultation programme will be based. The next stage of the consultation, on the borough-wide principles for the 11,000 homes programme, will start in January 2015.
7. That a commitment to building 11,000 new council homes, alongside improving the quality of all of its existing housing stock be reaffirmed.
8. That these 11,000 council homes will be new and additional to our existing stock of council housing be confirmed.

9. REPORT ON CHILD SEXUAL EXPLOITATION AND SAFEGUARDING BOARD'S STRATEGY

RESOLVED:

Decision of the Cabinet

1. That the report is received and the recommendations from the education and children's services scrutiny sub-committee noted.

2. That a further report be brought back to cabinet in January 2015 with detailed information on the proposed action plan.

Decision of the Leader

3. That the cabinet member for children and schools report back to the Southwark Safeguarding Children Board in December 2014 regarding cabinet's discussion of the draft CSE Strategy.

10. CHILD SEXUAL EXPLOITATION - SCRUTINY RECOMMENDATIONS

Councillor Jasmine Ali, chair of the education and children's services scrutiny sub-committee, presented her report to cabinet.

RESOLVED:

That the recommendations by the education and children's services scrutiny sub-committee on the Southwark Safeguarding Children Board's (SSCB) Draft Child Sexual Exploitation (CSE) Strategy be endorsed.

11. DEMENTIA FRIENDLY SOUTHWARK

RESOLVED:

1. That Southwark becoming a Dementia Friendly borough as part of the council's wider commitment to become an Age Friendly borough be agreed.
2. That the council joining the newly established Southwark Dementia Action Alliance, as set out in paragraphs 19-27 of the report be endorsed.
3. That the council's Dementia Action Alliance priorities for action as set out in paragraph 23 of the report be endorsed.
4. That the council signing the National Dementia Declaration as set out in Appendix 1 of the report be endorsed.

12. HOME CARE ANNUAL CONTRACT PERFORMANCE REPORT

RESOLVED:

That the delivery of the contracts over the third year has met the council's requirements and that the council and providers remain committed to working together to continually improve the quality and consistency of home care delivery be noted.

13. ADOPTION OF THE WOMEN'S SAFETY CHARTER

Councillor Radha Burgess, deputy cabinet member for women's safety, addressed the committee.

RESOLVED:

That the Women's Safety Charter (WSC) as set out in Appendix 1 of the report be agreed.

14. SOUTHWARK EMERGENCY SUPPORT SCHEME 2015 - 2018

RESOLVED:

1. That the decision approved within the policy and resources strategy report to cabinet in October 2014 to continue to provide for the Southwark Emergency Support Scheme for the three year period to 2017/18 in line with criteria contained within the report be noted.
2. That provision for the costs of the scheme of approximately £2.7m over the three year period within the budget options for the policy and resources strategy to be agreed by council assembly in 2015 be agreed, including the use of unspent balances from the local welfare provision grant up to March 2015 and the earmarked revenue reserve for the Welfare Hardship fund.
3. That the costs of the scheme will be contained within existing budgets and will subject to ongoing efficiency reviews be noted.
4. That it be noted that officers will undertake a series of reviews and explore options to ensure that the Emergency Support Scheme and other services supporting vulnerable people in Southwark are aligned and integrated where appropriate.

15. REVENUE MONITORING REPORT FOR QUARTER 2, 2014/15, INCLUDING TREASURY MANAGEMENT

RESOLVED:

1. That the following be noted:
 - the general fund outturn forecast for 2014/15 and forecast net movement in reserves by department
 - the housing revenue account's (HRA) forecast outturn for 2014/15 and resulting forecast movement in reserves
 - the treasury management activity for the first three months of 2014/15.
2. That the forecast performance for the collection of council tax be noted.
3. That the forecast performance for the collection of business rates and the risks associated with the Business Rate Retention Scheme be noted.
4. That the general fund budget movements that exceed £250,000, as shown in

Appendix A of the report be approved.

16. QUARTER 2 CAPITAL MONITORING FOR 2014/15 AND CAPITAL PROGRAMME REFRESH FOR 2014/15-2023/24

RESOLVED:

1. That the general fund capital programme for the period 2014/15 to 2023/24 as at quarter 2 2014/15, as detailed in appendix A and D of the report be noted.
2. That the housing investment programme for the period 2014/15 to 2021/22 as at quarter 2 2014/15, as detailed in Appendix B of the report be noted.
3. That the variation to the general fund capital programme of £63m towards the £154.1m strategic transport improvements projects to be carried out by TfL at Elephant and Castle by securing funding from new developments in the area, as detailed in paragraphs 81-89 of the report be approved, and:
 - agree to make a commitment to provide fixed yearly payments to TfL totalling £63m from 2015 to 2030 as detailed in paragraph 88 and
 - agree to enter into a formal deed with TfL/GLA to give affect to this and also to agree the principle of entering into a deed with the GLA and TfL for these purposes and to delegate the completion of the legal agreement to the strategic director of finance and corporate services.
4. That the variation to the housing investment programme of £41.4m as reflected in paragraphs 109-116 including the redevelopment costs of Lakanal House agreed by the Housing Investment Board and described in paragraphs 111-114 of the report be approved.
5. That the revised budget of £4.02m for the enhanced Revitalise Peckham Rye capital project and vary the general fund capital programme once the internal and external funding sources are confirmed, as explained in paragraphs 101-104 of the report be approved.
6. That the variation to the general fund capital programme to give a capital budget allocation for Seven Islands leisure centre of £2m for on-going refurbishment works and note the recent announcement by the council on the proposals to build a new leisure centre at Canada Water, as reflected in paragraph 70 of the report be approved.
7. That the variation to the general fund capital programme of £1m for acquisition of properties in order to progress regeneration projects and enhance the property portfolio, as described in paragraphs 90-91 of the report be approved.
8. That the virements and funded variations (including those in recommendations 3, 4, 6 and 7 above) to the general fund and housing investment capital programme as detailed in Appendix C of the report be approved.
9. That the re-profiling of the projected expenditure for 2014/15 and future years for

both the general fund and housing investment programmes as detailed in Appendix A, B and D of the report be approved, and the resources available for the capital programme based on latest information available at quarter 2 2014/15, and also that a further detailed profiling of expected expenditure will be undertaken at quarter 3 be noted.

10. That the recent internal audit report and the enhanced monitoring required as described in paragraphs 140-143 of the report be noted.

17. CANADA WATER REGENERATION

RESOLVED:

1. That the core priorities in paragraph 17 of the report which are intended to set the parameters for the negotiations with British Land concerning a legal agreement for the redevelopment of Harmsworth Quay and Shopping Centre sites be endorsed.
2. That officers be authorised to proceed with negotiations to agree detailed terms with British Land and to report back progress regarding the agreement in Spring 2015.
3. That officers be authorised to investigate the acquisition of property interests in the Canada Water Area Action Plan core area, including the use of statutory powers, which may be necessary for the delivery of a coordinated and comprehensive redevelopment of the town centre.

18. DISPOSAL OF SITE LAND AT 1 POTTERS FIELDS

Councillor Peter John left the meeting room while this item was discussed, having declared a non-pecuniary interest at the start of the meeting.

RESOLVED:

1. That the disposal of part of the freehold land shown edged black on the plan at Appendix 1 known at the Land Registry as St Johns Girls School House, Tooley Street and 1 Potters Fields ("the Site") to Mr John Curran & Ms Kristen Frederickson (or to an entity controlled by one or both of them) on the terms set out in the closed report be authorised.
2. That the granting of a 999 year lease at a peppercorn ground rent of any permitted oversail of the LBS freehold in the area hatched on the plan at appendix 1 be authorised. The oversail will be at or above a minimum height of 5.1m from the ground level and extend no farther than 1m from the boundary be authorised. The consideration for the grant of a lease is set out in the closed report.
3. That the acquisition by the council of a lease of the commercial space created by the development for the consideration set out in the closed version of this report be authorised.
4. That the delegation of authority to the head of property to agree the detailed terms of

the transaction and negotiate any other items considered necessary be authorised.

19. SALE OF 29 BATH TERRACE, LONDON SE1 6PS

RESOLVED:

1. That the sale of the freehold interest in 29 Bath Terrace, London, SE1 6PS, (the Property) on the principal terms set out in the closed report be agreed. Subject to a contractual agreement to re-provide a commercial unit falling within use class A4 (Drinking establishments - Public houses, wine bars or other drinking establishments (but not night clubs)) at this location.
2. That the head of property be delegated to agree the detailed terms of the transfer.

20. APPROVAL OF THE COUNCIL'S RESPONSE TO THE TRANSPORT FOR LONDON (TFL) BAKERLOO LINE EXTENSION CONSULTATION

RESOLVED:

Decision of the Cabinet

1. That the information contained within this report which forms the council's response to Transport for London's consultation for the Bakerloo line extension (BLE), subject to any changes agreed at council assembly on 26 November 2014 be approved.

Decision of the Leader

2. That authority to sign off this decision be delegated to Councillor Mark Williams, cabinet member for regeneration, planning and transport.

EXCLUSION OF PRESS AND PUBLIC

That the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in category 3 of paragraph 10.4 of the access to information procedure rules of the Southwark Constitution.

The following is a summary of the closed part of the meeting.

21. MINUTES

RESOLVED:

That the closed minutes of the meeting held on 21 October 2014 be approved as a correct record and signed by the chair.

22. DISPOSAL OF SITE LAND AT 1 POTTERS FIELDS

The cabinet considered the closed information relating to this item. See item 18 for decision.

23. SALE OF 29 BATH TERRACE, LONDON SE1 6PS

The cabinet considered the closed information relating to this item. See item 19 for decision.

Meeting ended at 6.03 pm.

CHAIR:

DATED:

DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 21 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS MIDNIGHT, WEDNESDAY 26 NOVEMBER 2014.

THE ABOVE DECISIONS WILL NOT BE IMPLEMENTABLE UNTIL AFTER THAT DATE. SHOULD A DECISION OF THE CABINET BE CALLED-IN FOR SCRUTINY, THEN THE RELEVANT DECISION WILL BE HELD IN ABEYANCE PENDING THE OUTCOME OF SCRUTINY CONSIDERATION.