

## Cabinet

MINUTES of the OPEN section of the Cabinet held on Tuesday 31 October 2017 at 4.00 pm at the Council Offices, 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Peter John OBE (Chair)  
Councillor Stephanie Cryan  
Councillor Fiona Colley  
Councillor Barrie Hargrove  
Councillor Richard Livingstone  
Councillor Victoria Mills  
Councillor Johnson Situ  
Councillor Mark Williams

### 1. APOLOGIES

Apologies for absence were received from Councillors Maisie Anderson and Ian Wingfield.

Apologies for lateness were received from Councillors Peter John and Victoria Mills.

(Councillor Stephanie Cryan chaired the beginning of the cabinet meeting until Councillor Peter John arrived).

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

The chair gave notice of the following late items:

Item 7: Deputation requests

Item 16: Addendum report for New Southwark Plan: Proposed Submission Version.

Reasons for urgency and lateness will be specified in the relevant minute.

### 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 the

meeting.

#### **4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

The following declarations were made:

- Councillor Victoria Mills declared a disclosable pecuniary interest in respect of Items 19 and 25: Gateway 2: Contract Award Approval - Care at Home Contracts, as her partner works for UNISON.
- Councillor Johnson Situ declared a non-pecuniary interest in item 18: A Review of Further Education and Skills Provision and Local Support Arrangements: A response to the overview and scrutiny committee, as he was a governor at Lewisham and Southwark College.

#### **5. PUBLIC QUESTION TIME (15 MINUTES)**

##### **1. Public Question from Mark Bacon**

What is the council's expectations for extension of the London Bridge Quarter high-rise zone eastwards from Guys Hospital along St Thomas Street - and will planners ensure the historic character and welcoming nature of Bermondsey Street, with its maximum height of 5 storeys throughout, is respected and is not overshadowed?

##### **Response by the Cabinet Member for Regeneration and New Homes**

The New Southwark Plan sets out a vision for Bermondsey and London Bridge. This states that development should complement the distinct character of Bermondsey Street. Bermondsey Street is largely within the Bermondsey Street Conservation Area. As such, any redevelopment proposal within the conservation area or within the vicinity of the conservation area must conserve and enhance the significance of conservation areas taking into account their local character, appearance and positive characteristics published in Conservation Area Appraisals (as required in policy P17 – Conservation areas).

Development proposal for tall buildings would be assessed against the borough-wide tall buildings policy (P14 – Tall buildings). The New Southwark Plan identifies two potential development sites on St Thomas Street. The design and accessibility guidance for both sites states that taller buildings should be located towards the west of the site and not detract from the primacy of the Shard. Comprehensive mixed-use redevelopment of the sites could include taller buildings subject to consideration of impacts.

##### **Supplemental question**

Mark Bacon asked whether the planning committee will reference the New Southwark Plan in planning applications.

Councillor Mark Williams responded that any new planning applications have to be considered on their own merits and that developments must demonstrate significant benefits for the area. It was clear that landowners would need to work together in

this regard and to comply with good design principles. The Southwark Plan would not be adopted until next year and the council would do all that it can to ensure that any development respects and provides real benefits for the area.

## **2. Public Question from Toby Eckersley**

What are the current government-imposed housing revenue account (HRA) and other borrowing limits and how much leeway is there for Southwark to increase borrowings under each relevant limit?

### **Response by Cabinet Member for Finance, Modernisation and Performance**

The Local Government Act 2003 requires the Authority to have regard to the Chartered Institute of Public Finance and Accountancy's *Prudential Code for Capital Finance in Local Authorities 2011* when determining how much money it can afford to borrow. The objectives of the Prudential Code are to ensure, within a clear framework, that the capital investment plans of local authorities are affordable, prudent and sustainable, and that decisions are taken in accordance with good professional practice.

The two primary restrictions on local government borrowing are the:

- HRA Indebtedness Limit
- Authorised Limit for External Debt

Our headroom for borrowing, in accordance with the prudential code is set out below:

- £184m Housing Revenue purposes
- £637m for General Fund

Please see below for further information on this headroom.

#### **HRA Indebtedness Limit**

The maximum limit for HRA indebtedness for Southwark Council specified in the Department for Communities and Local Government's *'Limits on Indebtedness Determination 2012'* is £577m.

The level of HRA indebtedness is equal to the capital financing requirement (CFR) for the HRA. The CFR is the accumulated total of all capital expenditure that is not financed by any of the following

- I. useable capital receipts
- II. capital grants
- III. contributions from the revenue budget
- IV. third part contributions.

This is therefore a reflection of the council's need to finance capital expenditure by borrowing or other long term liability arrangements.

The CFR for the HRA as at 31 March 2017 was £393m, leaving a headroom of

£184m.

#### Authorised Limit

The Local Government Act 2003 requires a local authority to determine how much money it can afford to borrow. This is set out in the *Prudential Code for Capital Finance in Local Authorities* as the Authorised Limit.

Each year the council is required to determine the extent of external debt, beyond which would be unlikely to be sustainable. This is agreed by council assembly as part of the treasury management strategy.

For the financial year 2017-18 the authorised limit was set at £1,205m, the actual level of external borrowing, including other long term liabilities as at 31 March 2017 was £568m, leaving borrowing headroom of £637m for the council as a whole.

The cost of any borrowing is charged to the general fund or housing revenue account as appropriate, both of which are subject to ongoing funding reductions and cost pressures.

Therefore, capital plans for the council are carefully considered in order to maximise the benefit to service users whilst limiting any costs for council tax payers or housing tenants arising from these additional financing costs. As such the council seeks to maximise the use of alternative funding sources; such as capital grants, third party contributions such as section 106 receipts and internal borrowing.

#### Supplemental question

Toby Eckersley asked whether in view of the significant headroom within the housing revenue account, if the cabinet were intending to utilise this headroom in the near future.

Councillor Fiona Colley explained that cabinet receive regular monitoring reports and were next due to receive a report January 2018, which would reflect the current position. (This report was subsequently confirmed as going to cabinet February 2018.)

#### 3. Public Question from Sue Plain

Does the leader or cabinet member believe the quality of facilities for workers in cleansing services impact on gender disproportion in that workforce? If so what plans has the council to improve bathroom and changing facilities? Will the "One Council" approach apply to all our employees in terms of facilities?

#### Response by the Cabinet Member for Finance, Modernisation and Performance

We do not know if there is a link between staff facilities and the gender profile of our workforce. Cleansing services historically, tended to be male dominated and the issue was recently discussed with management and TU's exploring ways of encouraging more women to apply for vacancies in these service areas.

In terms of the current condition of welfare facilities across the borough, we are exploring options to improve our main depots and any work that flows from this will incorporate improvements to our smaller satellite mess rooms.

#### **Supplemental question**

Sue Plain asked whether it was possible for the council to do research in view of the lack of knowledge about the link between staff facilities and gender profile, and the impact on staff retention and recruitment.

Councillor Fiona Colley confirmed that she would be happy to ask for this research to be undertaken.

## **6. MINUTES**

### **RESOLVED:**

That the minutes of the meeting held on 19 September 2017 be approved as a correct record and signed by the chair.

## **7. DEPUTATION REQUESTS**

The deputation requests had not been circulated five clear days in advance of the meeting. The chair agreed to accept these as urgent as the requests had been received in line with the constitutional deadline for the receipt of deputation requests. Two requests were received after the deadline, which the chair agreed to accept for reasons of urgency and lateness.

### **RESOLVED:**

That the deputation requests be received.

### **On behalf of dog owners in Southwark**

The deputation spokesperson addressed the meeting in respect of the introduction of public space protection orders (PSPOs) to tackle dog related anti-social behaviour. The deputation expressed their dissatisfaction with the process surrounding the recently proposed Public Space Protection Orders (PSPOs), the restrictions on dog owners and the approach taken to gaining new powers. The deputation outlined the impact of the consultation process and expressed their views on why they felt this process was flawed.

### **Friends of Nunhead Cemetery**

The deputation wished to make the case for restrictions on dogs in Nunhead Cemetery over and above those recommended by officers in the report, relating to the introduction of Public Space Protection Orders (PSPOs). The deputation expressed the view that dogs should be permitted in the cemetery, but that they should be kept on leads in all areas and at all times. It was argued that having dog controls in cemeteries was the norm and a survey of London Boroughs demonstrated that most councils excluded dogs completely from the cemetery. The council's consultation proposed a maximum of 4 dogs per walker and is believed that Southwark should keep to this number (73% agreed or strongly

agreed).

### **Home care workers**

Councillor Victoria Mills having declared a disclosable pecuniary interest, withdrew from the meeting while this deputation was being heard and discussed.

Sue Plain addressed the cabinet on behalf of home care workers in respect of cross referencing the fairer futures procurement strategy and trade union recognition. Home care workers were disproportionately female and may experience elements of bad practice; they therefore required union support and assistance. It was in this context that concern was expressed about the recognition of trade unions. Individuals on their own often felt unable to complain and require union support to do so. Sue Plain suggested a number of amendments to elements of the home care report to reinforce trade union recognition.

Councillor Victoria Mills returned to the meeting at the conclusion of this deputation.

### **Leaseholders, Northchurch, Aylesbury Estate**

The leaseholders referred to various cabinet reports/decisions and the lack of reference within these to the compulsory purchase orders (CPOs) required. Additionally leaseholders had been informed at a meeting on 9 May 2017 that their properties were not required for CPO. Confirmation had been received from the planning department that the original plans had not changed regarding Northchurch. The deputation were therefore querying why a CPO was needed and, felt that the cabinet were misled on the 29 September 2017 and 9 May 2017. It was explained that there were still no new planning applications, so the leaseholders have not been able to look at any of the proposed plans. The leaseholders explained that they had just received letters of the CPO in the last day or so, with obvious upset and distress arising. The deputation felt that there was no compelling reason for cabinet to deprive the leaseholders of their homes and requested that cabinet not agree to commencing compulsory purchase.

### **Parents and Carers Association (in respect of the disability hub)**

Cabinet considered representations from the parents and carers association in respect of Item 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. The association expressed concerns about the consultation process and assessments that were being undertaken. In terms of assessments, it was felt that they were not being carried out properly, with translations (when needed) not always being provided. While the idea of a hub was seen as a good idea, the rate of change had been difficult.

In response to the issues raised by the deputation, the strategic director of children's and adult services outlined the extensive consultation that had taken place and engagement with parents and carers. The strategic director expressed the commitment to continue to work and support families in the transition. If any particular concerns about assessments or other issues are arising, these would be investigated if details were provided.

## **8. 2017 PRIMARY AND SECONDARY SCHOOL PLACE PLANNING STRATEGY UPDATE**

Councillor Peter John confirmed that a written representation had been received from

Redriff Primary School in respect of this item, which was noted.

**RESOLVED:**

1. That the updated forecasts of primary and secondary school places be noted.
2. That the potential future shortfall of primary reception places in Planning Area 2 (Bermondsey and Rotherhithe) from September 2022 onwards, and Planning Area 1 (Borough, Bankside and Walworth) from September 2023 onwards be noted.
3. That the projected future shortfall of secondary places from September 2018 onwards and the potential need to identify a further site for an expanded or new school and to work closely with schools and academy trusts to determine a solution in the immediate and medium to long term be noted.

**MOTION OF ADJOURNMENT**

At 6.00pm it was moved, seconded and

**RESOLVED:**

That the meeting stand adjourned for five minutes.

The meeting reconvened at 6.05pm.

**9. RESPONSE TO SOUTHWARK SCHOOLS SCRUTINY IN A DAY**

**RESOLVED:**

1. That the response to the education and children's services scrutiny sub-committee report, Southwark schools scrutiny in a day, be approved.
2. That cabinet requests that the education and children's services scrutiny sub-committee consider scrutinising the number and reasons for exclusions during and after Year 12 in Southwark and the governance around these decisions. This follows the unlawful use of exclusions by St Olave's Grammar School in Kent for non-behavioural reasons.

**10. GATEWAY 1: PROCUREMENT STRATEGY APPROVAL - SPECIAL EDUCATIONAL NEEDS AND DISABILITY (SEND) TAXIS FOR CHILDREN, YOUNG PEOPLE AND VULNERABLE YOUNG PEOPLE**

**RESOLVED:**

1. That the procurement strategy outlined in the report for Special Educational Needs and Disability (SEND) taxis for children, young people and vulnerable adults, which is to undertake a competitive tender process for a four year framework agreement commencing on 1 September 2018 until 31 August 2022 be approved.
2. That it be noted that further work is being undertaken in relation to whether it is

feasible to open the framework to other neighbouring boroughs. Cabinet agrees the delegation of this decision to the strategic director of children's and adults' services once the exploratory work is complete and before the OJEU notice is placed.

# **11. INTRODUCTION OF PUBLIC SPACE PROTECTION ORDERS (PSPOS) TO TACKLE DOG RELATED ANTI-SOCIAL BEHAVIOUR (ASB)**

## **RESOLVED:**

1. That the introduction of Public Space Protection Orders (PSPOs) implementing the requirements and restrictions as set out in table 1 below, in order to tackle dog related anti-social behavior, as prescribed under The Anti-Social Behaviour Crime and Policing Act 2014 be approved.
2. Table 1 – PSPO requirements and restrictions:

PSPO requirements and restrictions	Area
Dog faeces must be cleaned up by those responsible for their dog(s)	Borough Wide
<p>Dogs must be put on lead when instructed to do so by and authorised officer*</p> <p>* Authorised Officer is an officer of the council with delegated authority to enforce the PSPO regulations, Civil Enforcement Officer, Police Officer or Police Community Support Officer.</p>	Borough Wide
Maximum of 6 dogs with one handler with 3 dogs allowed off a lead at any one time.	<p>Borough Wide</p> <p>(excluding One Tree Hill**)</p> <p>** The DCO regulations as set out for One Tree Hill have automatically become a PSPO provision from the 20th October 2017, as prescribed under section 76 of the ASB Crime and Policing Act.</p>
<p>Dogs must be kept on a lead.</p> <p>Maximum of six dogs with one handler.</p>	<p>Camberwell New Cemetery and Honor Oak Crematorium – Whole site as highlighted on Map (Appendix 1)</p>



<b>PSPO requirements and restrictions</b>	<b>Area</b>
Dogs must be kept on a Lead Maximum of six dogs with one handler.	Camberwell Old Cemetery – Areas highlighted on Map (Appendix 2)
Dogs must be kept on a Lead Maximum of six dogs with one handler.	Nunhead Cemetery – Areas highlighted on Map (Appendix 3)
Dog exclusion areas	Children's Play areas*** within Parks and Open Spaces  Children's play areas*** within housing estates  ***Defined as gated children's play areas containing play equipment.

(Appendix 8 of the report shows the proposed PSPO Order reflecting restrictions and requirements in table 1 above).

3. That the consultation and responses, as set out in the report be noted.
4. That a report be received 12 months after the implementation to review the introduction of Public Space Protection Orders (PSPOs).

## **12. SAFE AS HOUSES ? INDEPENDENT SOCIAL RESEARCH INTO EARLY IMPACTS OF UNIVERSAL CREDIT (UC) AMONG SOCIAL HOUSING TENANTS IN SOUTHWARK**

### **RESOLVED:**

1. That the final report by the Smith Institute setting out findings from its independent social research (Safe As Houses?) into the impact of Universal Credit (UC) full service for rent payments among affected social housing tenants in Southwark be noted.
2. That the key conclusions from the report which are set out in the report be noted.
3. That it be noted that the cabinet member for finance, modernisation and performance wrote to the Secretary of State for Work and Pensions in July and subsequently gave evidence to the Work & Pensions Select Committee in September.

### **13. ANNUAL WORKFORCE REPORT**

#### **RESOLVED:**

That Appendix 1 be noted and it also be noted that this report:

1. Demonstrates that the council continues to reflect the diversity of the borough in the makeup of its workforce and the levels of change that have taken place have not impacted negatively on the diversity of the workforce.
2. Demonstrates that the council has protected frontline staff despite the level of savings that have been made due to reductions in central government funding.
3. Suggests a picture of a productive and well motivated staff with low levels of sickness, low levels of staff complaints and good rates of staff retention.
4. Suggests that the council is an attractive employer given the high numbers of applications that the council receives.
5. Highlights how we will continue to inform Southwark's Workforce Strategy agreed by cabinet in November 2016 suggesting some areas requiring further consideration and action for example in encouraging staff to declare disabilities assisted by our (human resources) HR system upgrade, so that the council can monitor our commitment to employing and retaining staff with disabilities.

### **14. NEW COMMISSIONING MODEL AND COMMON OUTCOMES FRAMEWORK FOR THE VOLUNTARY AND COMMUNITY SECTOR**

#### **RESOLVED:**

1. That the adoption of the Southwark Common Outcomes Framework (SCOF) and a new outcome-based commissioning model developed by the council, Clinical Commissioning Group (CCG) and voluntary and community sector (VCS) at Appendix 1 be approved.
2. That the changed arrangements to improve co-ordination and planning of commissioning in paragraph 14 of the report be noted.
3. That officers be instructed to implement the new outcomes based approach to commissioning set out in the documents listed in paragraph 15 in the report.

### **15. CONSIDERATION OF OPTIONS FOR BROADBAND IN ROTHERHITHE AND IMPROVING CONNECTIVITY IN THE BOROUGH AS A WHOLE**

#### **RESOLVED:**

1. That the strategic options assessment set out in the report for digital infrastructure in the Rotherhithe and Surrey Docks wards and the rest of the borough more generally be approved.

2. That the approach to the roll out of wireless broadband, set out at paragraphs 13 to 21 of the report, be approved.
3. That the plan to adopt a new corporate wayleave strategy for the installation of fibre broadband infrastructure, set out at paragraphs 22 to 27 of the report, be approved.
4. That the council-wide digital infrastructure strategy, set out at paragraphs 28 to 29 of the report, be approved.
5. That the creation and funding, initially for a two year period, of a digital infrastructure programme to deliver the council's new digital infrastructure strategy, set out at paragraphs 35 to 38 of the report, be approved.

## **16. NEW SOUTHWARK PLAN: PROPOSED SUBMISSION VERSION**

It was confirmed that this Plan would be considered by council assembly 29 November 2017.

### **RESOLVED:**

1. That the New Southwark Plan: Proposed Submission Version (Appendix A of the report) be agreed for consultation.
2. That the Consultation Plan (Appendix B of the report) and Consultation Report (Appendix C of the report) be noted.
3. That Integrated Impact Assessment (Appendix D of the report) and Habitats Regulations Assessment (Appendix E of the report) be noted.
4. That the addendum report be noted and the following amendment be agreed:

#### **Update to Site Vision for NSP84: 330-344 Walworth Road**

The Site Vision for NSP88 330-344 Walworth Road to be updated to read 'Redevelopment of the site should reprovide a gym (D1) of equivalent size'. The Design and Accessibility Guidance to be updated to include the following guidance 'The site currently includes affordable retail space, including a small supermarket. Any redevelopment should reprovide affordable retail space in accordance with policies P28 and P29.'

## **17. COMMUNITY INFRASTRUCTURE LEVY AND SECTION 106 PLANNING OBLIGATIONS AND COMMUNITY INFRASTRUCTURE LEVY SUPPLEMENTARY PLANNING DOCUMENT**

### **RESOLVED:**

That council assembly be recommended to:

1. Consider the Examiner's Report on the revisions to the Southwark Community Infrastructure Levy (Revised Southwark CIL) (Appendix A of the report).
2. Approve the Revised Southwark CIL Charging Schedule (Appendix B of the report)

and bring it into effect on 1 December 2017.

3. Approve the revisions to Southwark's "Regulation 123 List" (Appendix C of the report).
4. Note the Revised Southwark CIL Infrastructure Plan (Appendix D of the report), the Equalities Analysis (Appendix E of the report) and Consultation Report (Appendix F of the report).

That cabinet:

5. Rescinds the January 2017 Addendum to the Section 106 Planning Obligations and Community Infrastructure Levy Supplementary Planning Document (2015) (Appendix G of the report) on 1 December 2017, subject to approval of the Revised Southwark CIL by council assembly on 29 November 2017.

**18. A REVIEW OF FURTHER EDUCATION AND SKILLS PROVISION IN THE LONDON BOROUGH OF SOUTHWARK - RESPONSE TO OVERVIEW AND SCRUTINY COMMITTEE**

Councillor Gavin Edwards, chair of the overview and scrutiny committee was unable to attend the cabinet meeting, but confirmed that he was satisfied with the response.

**RESOLVED:**

1. That the response to the recommendations in the report 'A Review of Further Education and Skills Provision in the London Borough of Southwark: Report of the Overview and Scrutiny Committee' (June 2017) be noted.
2. That the progress of the emerging Skills Strategy for Southwark, the development of which was agreed by cabinet at its meeting in March 2017 be noted.

**19. GATEWAY 2: CONTRACT AWARD APPROVAL - CARE AT HOME CONTRACTS**

Councillor Victoria Mills having declared a disclosable pecuniary interest, withdrew from the meeting while this item was being discussed.

**RESOLVED:**

1. That the change in the agreed evaluation methodology to a cost/quality weighting of 70.30 as detailed in paragraph 6 of the report be noted.
2. That the award of the home care (Care at Home) contracts to the following providers for a period of five years commencing from 4 December 2017 for general home care (Lots 1-9) and from 1 March 2018 for extra care and night owls (Lot 10) with provision to extend all contracts set out at the council's discretion for a further two years be approved. Details of the contracts are set out in the table below:

Lot No	Description of contract	Name	Estimated annual Contract	Estimated value at five year	Estimated value if two year	Total estimated contract
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			Value	term	extensions exercised	Value
1	General Home Care	London Care Ltd	£2.82m	£14.10m	£5.64m	£19.74m
2	General Home Care	Sagecare Ltd	£2.82m	£14.10m	£5.64m	£19.74m
3	General Home Care	Supreme Care Services Ltd	£2.13m	£10.66m	£4.26m	£14.92m
4	General Home Care	Medacs Health Care PLC	£2.20m	£11.02m	£4.41m	£15.43m
5	General Home Care	London Care Ltd	£2.73m	£13.63m	£5.45m	£19.08m
6	General Home Care	Sagecare Ltd	£2.73m	£13.63m	£5.45m	£19.08m
7	General Home Care	Supreme Care Services Ltd	£2.30m	£11.48m	£4.59m	£16.08m
8	General Home Care	Medacs Health Care PLC	£0.86m	£4.29m	£1.72m	£6.01m
9	General Home Care	Carewatch Care Services Ltd	£0.88m	£4.39m	£1.76m	£6.15m
10	Extra Care +Night Owls	London Care Ltd	£1.84m	£9.21m	£3.68m	£12.89m
Total			£21.30m	£106.51m	£42.60m	£149.12m

3. That, given the value that cabinet place on the benefits of trade union membership, officers are to write to all the successful bidders to explain those benefits and ask them to go beyond the current requirements of the contract by offering to recognise unions across the workforce engaged on the care at home contracts, rather than just those with TUPE protection. Officers are also asked to provide regular updates about responses to this request to the lead member as part of the wider briefings received in relation to the mobilisation of the contract.
4. That the home care contracts continue to be monitored by cabinet.
5. That the strategic director of children's and adults services write to Councillor Peter John and the chair of overview and scrutiny committee, setting out in writing his response in respect of queries raised on procurement.

(Councillor Victoria Mills returned to the meeting at the conclusion of this item).

**20. ACQUISITION OF AFFORDABLE HOUSING AT LONGVILLE ROAD, SE11**

**RESOLVED:**

1. That the acquisition of 115 units of housing that has been constructed as part of the regeneration of the former London Park Hotel on the principal terms set out in the closed version of this report be approved.
2. That the director of regeneration be authorised to agree detailed terms of the purchase.

**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**

Comments contained within the report from the director of law and democracy were tabled. These comments were contained within the report circulated in advance of the meeting and were not changed, but due to formatting issues were tabled for clarification purposes.

**RESOLVED:**

1. That 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 the report and in Appendix 1 of the report be noted.
2. That 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 of the report be noted.
3. That the equality impact analysis set out in Appendix 3 of the report be noted.
4. That 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 be adopted.
5. That it be noted 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. That it be noted 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. That it be noted 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.

## **22. AYLESBURY ESTATE: COMMUNITY FACILITIES AT PLOT 18 DELIVERY**

Council officers provided a verbal response to the issues raised by the deputation at the meeting and agreed to respond in writing as well.

### **RESOLVED:**

1. That 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 be noted as follows:
  - 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 a Compulsory Purchase Order under Section 226 (1)(a) of the Town & Country Planning Act 1990 is made for all land and rights within the area of land identified within the plan at Appendix 2 of the report 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 it be noted 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.

## **23. AYLESBURY ESTATE: APPROVED PREMISES FACILITY (APF) DELIVERY**

### **RESOLVED:**

1. That the current position in relation to the delivery of the Approved Premises Facility (APF) at Plot 4 within Phase 2 of the Aylesbury regeneration programme be noted:
  - 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 Compulsory Purchase Order under section 226 (1)(a) of the Town & Country Planning Act 1990 is made for all land and rights within the area of land identified within the plan at Appendix 2 of the report 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 decant 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 it be noted 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 it be confirmed that the area of council-owned land hatched black on the plan at Appendix 3 of the report 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 following completion of the appropriation at paragraph 4 above, it be confirmed that the area of council-owned land hatched black on the plan at Appendix 3 of the report 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.

## **EXCLUSION OF THE PRESS AND PUBLIC**

### **RESOLVED:**

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 decisions taken in the closed part of the meeting.



**24. MINUTES**

**RESOLVED:**

That the minutes of the closed section of the meeting held on 19 September 2017 were approved as a correct record and signed by the chair.

**25. GATEWAY 2: CONTRACT AWARD APPROVAL - CARE AT HOME CONTRACTS**

Councillor Victoria Mills having declared a disclosable pecuniary interest, withdrew from the meeting while this item was being discussed.

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

**26. ACQUISITION OF AFFORDABLE HOUSING AT LONGVILLE ROAD, SE11**

The cabinet considered the closed information relating to this item. Please see item 20 for the decision.

Meeting ended at 7.30 pm.

**CHAIR:**

**DATED:**

**DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 21 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS MIDNIGHT, WEDNESDAY 8 NOVEMBER 2017.**

**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.**