



## EXECUTIVE

MINUTES of the OPEN section of the meeting of the EXECUTIVE held on Tuesday January 29 2008 at 7.00pm at the Town Hall, Peckham Road, London SE5 8UB

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**PRESENT:** Councillor Nick Stanton, Leader  
Councillor Kim Humphreys, Deputy Leader and Housing Management  
Councillor Columba Blango, Citizenship, Equalities & Communities  
Councillor Toby Eckersley, Resources  
Councillor Jeff Hook, Community Safety  
Councillor David Noakes, Health and Adult Care  
Councillor Caroline Pidgeon, Children's Services and Education  
Councillor Richard Thomas, Regeneration  
Councillor Lorraine Zuleta, Culture, Leisure and Sports

**ALSO PRESENT:** Councillor Paul Noblet, Assistant Executive Member, Environment

### 1. **APOLOGIES FOR ABSENCE**

All members were present.

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

The following supplementary information was identified as late and urgent. The chair agreed to accept the information for the reasons of urgency specified in the relevant minute:

- Comments received from tenants council and leaseholders council who met on January 28 2008 in respect of item 8, Housing Revenue Account, Rent Setting report 2008/9.
- An addendum report in respect of Item 10, Statement of Community Involvement (Local Development Framework) which notified revisions to the Statement and comments received from planning committee.

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

- Councillor Jeff Hook declared a personal and non-prejudicial interest with regard to item 8, Housing Revenue Account, Rent Setting report 2008/9 as he currently rents a garage from the council.
- Councillor Richard Thomas declared a personal and non-prejudicial interest with regard to item 8, Housing Revenue Account, Rent Setting report 2008/9 in his capacity as a council leaseholder.

### 4. **PUBLIC QUESTION TIME**

A public question was received from Helen Owen, secretary to the Camberwell Baths campaign addressed to Councillor Lorraine Zuleta, executive member for culture, leisure and sports as follows:

“Following the executive meeting on October 16, has any progress been made by the project manager appointed to prepare a report on Camberwell Leisure Centre and could we have assurance that the project manager is on track to present the report to the executive in February and overview and scrutiny committee in March?”

Councillor Lorraine Zuleta thanked Ms. Owen for the question and confirmed that the report would now be received by executive in March, pending a decision on the wider budget, including leisure matters. She advised that the very poor financial settlement that Southwark received from central government has meant that a number of services were currently under review, including all the leisure centres. It was not possible to take a decision on exactly how to progress with Camberwell in advance of the budget decision. Councillor Zuleta advised, the following was in process:

1. There were no submissions for the architectural competition either from the firms approached or from any local Camberwell based practitioners (known to the Baths' Campaign or the Camberwell Society). Officers have now completed the required design brief which will be put out to the development market with the same aim of preserving the baths and finding a cost-effective way of using the resources (land and buildings) available.
2. Officers continue to explore sources of charitable and other external funding and have been in contact with the funding bodies to check on eligibility. An approach has been received from a charitable foundation (a contact from a member of the Baths' Campaign) who may be in a position to offer some revenue support (this is a relatively small amount to help with exploring options). The council are looking at how practical this is for both sides.
3. Officers have looked at all potential Section 106 agreements in the Camberwell area which may be able to contribute to a capital scheme.
4. Officers have also looked at all current and future land disposals which might contribute capital to the scheme.

5. Officers are talking to Fusion as part of contract negotiations with them about anything they might contribute to Camberwell. The council are also tempering this with the requirement from the group to retain/determine the contract "early" if necessary for an alternative solution to the pool.
6. Work is continuing on repairs, maintenance and refurbishment at Camberwell Leisure Centre. For example, work is about to start on replacing the pool filters at the centre which are now reaching the end of their useful life. This is a major piece of refurbishment work which will ensure that the pool is functioning properly whilst a solution is being sought and beyond.
7. Finally, options has been explored for the co-location of other complementary services to be delivered from the building. These include housing offices, youth provision, police services and the library.

Councillor Lorraine Zuleta explained that all these activities would be fully explained with outcomes in the report for the March executive.

## 5. **MINUTES**

**RESOLVED:** That the open minutes of the meetings held on December 18 2007 and January 29 2008 be approved as a correct record and signed by the chair.

## 6. **DEPUTATION REQUEST FROM SOUTHWARK DEFEND COUNCIL HOUSING** (see pages 1-2)

This deputation was deferred at the request of the group.

## 7. **ENVIRONMENT AND COMMUNITY SUPPORT SCRUTINY SUB-COMMITTEE: RENEWABLE ENERGY AND ENERGY CONSERVATION WITHIN EXISTING BUILDINGS (RESPONSE)** (see pages 3-10)

**RESOLVED:** That the response (as set out in paragraphs 4-28 of the report) to the environment & community support scrutiny sub-committee report on "Renewable energy & energy conservation within existing buildings" be agreed.

## 8. **HOUSING REVENUE ACCOUNT – RENT SETTING REPORT 2008/09** (see pages 11-20)

Comments and recommendations received from tenants council, leaseholders council and area forums were circulated. This document was not circulated five clear days in advance of the meeting and the chair agreed to accept as urgent in order for executive to be informed of the comments of tenants council and leaseholders council meeting that had taken place on January 28 2008.

- RESOLVED:**
1. That an average rent increase of 5.85% in accordance with the Government's required formula rent guidance (as set out in paragraphs 6 – 9 of the report) be approved. This is equivalent to an increase of £4.28 per week on average, to be applied to all housing revenue account (HRA) dwellings (including temporary accommodation), with effect from April 7 2008. Average budgeted dwelling rent for 2008/09 will be £77.42 per week. The executive member for housing management is requested to write to the Department of Communities and Local Government about the disproportionate effect that this above inflation increase will have on households on low incomes who fall short of housing benefit.
  2. That an increase in tenant service charges of 4.4%, equivalent to an increase of 28 pence per week for a tenant in receipt of all chargeable services (as set out in paragraphs 17 – 18 of the report) with effect from April 7 2008 be approved.
  3. That an increase in rents and charges for all non-residential property of 4.4%, equivalent to an average of 38 pence per week for a garage (as set out in paragraph 19) with effect from April 7 2008 be approved.
  4. That officers prepare a report on how to increase usage of and income from garages on housing land.

9. **CAPITAL PROGRAMME 2007-16 MONITORING REPORT** (see pages 21-50)

- RESOLVED:**
1. That the monitoring position on the capital programme 2007-16 for both the General Fund and Housing Investment Programme be noted.
  2. That the transfer of capital contingency budget to the children's and environment and housing services' capital programmes for the Salmon Youth Centre (£750k) and the re-lining of Southwark Park Lake (£150k) be noted.
  3. That the application of £750k from the Southwark Schools for the Future contingency to fund the Council's contribution to the preparation of the site for the development of the Globe Academy be approved.

10. **STATEMENT OF COMMUNITY INVOLVEMENT (LOCAL DEVELOPMENT FRAMEWORK)** (see pages 51-58, 59-63 & appendices 1-160)

An addendum report with late revisions and feedback from the planning committee were circulated. This addendum report had not been circulated five clear days in advance of the meeting and the chair agreed to accept this item as urgent as it was necessary for executive to be informed of necessary revisions and planning committee comments that had taken place on January 22 2007, after the agenda was set out for executive.

- RESOLVED:**
1. That the revisions set out in the addendum report (pages 59-63) be agreed.

2. That officers clarify the list of languages used for the translation of the Statement and that any changes required are delegated to the council's strategic director of regeneration and neighbourhoods.
3. That subject to the above, the Statement of Community Involvement as set out in Appendix A of the report be adopted.

## **EXCLUSION OF PRESS AND PUBLIC**

It was moved, seconded and,

**RESOLVED:** That the 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 section of the meeting.

### 1. **MINUTES**

The executive agreed as a correct record the closed minutes of the meetings held on December 18 2007 and January 15 2008.

### 2. **AUTHORISATION OF DEBT WRITE OFFS OVER £50,000 FOR NATIONAL NON DOMESTIC RATES – CUSTOMER AND CORPORATE SERVICES**

Approval was given for the write off of debts as set out in the report.

The meeting ended at 7.45pm

**CHAIR:**

**DATED:**

**DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 18 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS MIDNIGHT, WEDNESDAY FEBRUARY 6 2008.**

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