



EXECUTIVE

MINUTES of the OPEN section of the meeting of the EXECUTIVE held on Tuesday June 19 2007 at 7.00pm at the Town Hall, Peckham Road, London SE5 8UB

PRESENT: Councillor Nick Stanton, Leader
Councillor Columba Blango, Citizenship, Equalities and Communities
Councillor Denise Capstick, Health and Adult Care
Councillor Toby Eckersley, Resources
Councillor Jeff Hook, Community Safety
Councillor Caroline Pidgeon, Children's Services and Education
Councillor Lisa Rajan, Environment
Councillor Richard Thomas, Regeneration
Councillor Lorraine Zuleta, Culture, Leisure and Sports

1. **APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor Kim Humphreys.

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

The following items were identified as late and urgent. The chair agreed to accept the items for the reasons of urgency specified in the relevant minute: -

- Item 14 – Acquisition of Leasehold Interests at George Tingle and Larnaca Houses, Grange Walk, Bermondsey via negotiation or Compulsory Purchase and Appropriation of the Site for Planning Purposes.
- Item 15 – Gateway 1 – Procurement Strategy Approval – Building Services contract (open report).
- Item 16 – Heygate Action Plan.

3. **DISCLOSURE OF INTERESTS AND DISPENSATIONS**

There were no disclosures of interests or dispensations.

4. **PUBLIC QUESTION TIME**

None were received.

5. **MINUTES**

RESOLVED: That the open minutes of the meeting held on May 15 2007 be approved as correct record and signed by the chair subject to the inclusion of the council's director and legal democratic advice in respect of the public question asked by Mr. Glue. This advice stated that the public question from Mr. Glue could be ruled out of order on the basis that "it was substantially the same as a question which had been put at a meeting of the executive in the past three months." (Southwark's constitution, executive procedure rules paragraph 2.11.4.)

6. **DEPUTATION REQUESTS** (see pages 1-5)

The deputation request from Southwark Dog Lovers Hounds Off Leads Lobby in relation to the adoption of model byelaws report was withdrawn.

RESOLVED: That the deputation request be heard from Cooltan Arts.

The spokesperson for Cooltan Arts addressed the meeting and highlighted a number of issues and difficulties faced in funding. The positive and essential contribution of Cooltan Arts towards the community and mental health support was highlighted.

Councillor Denise Capstick explained that a meeting was planned with herself, relevant officers and Cooltan Arts to discuss these funding issues.

7. **QUARTERLY PERFORMANCE REPORT – QUARTER 4 ENDING MARCH 31 2007** (see pages 6-35)

- RESOLVED:**
1. That the fourth quarter performance report of 2006/7 (appendix 1 to the report) be noted.
 2. That the draft statutory BVP (Best Value Performance Plan) be published by June 30 (as set out in appendix 2 of the report).

8. **UNAUTHORISED OCCUPANCY ACROSS THE COUNCIL'S HOUSING STOCK** (see pages 36-70)

Councillor Tim McNally attended the meeting to present the scrutiny report.

- RESOLVED:**
1. That the recommendations of the report from the housing scrutiny sub-committee be agreed.
 2. That the additional appendix from housing officers that outlined a preliminary action plan in response to the recommendations be noted and that progress against the plan is reported on a regular basis to the housing scrutiny sub-committee.
 3. That housing officers report back to the executive in three months on the consequent changes to the council's policy on unauthorised occupancy; and to report back in six months on the progress of improvements made, according to the action plan.

9. **ADOPTION OF MODEL BYELAWS** (see pages 71-106)

The following drafting amendments to the report were notified:

Appendix 1, Model Set 2 byelaws for pleasure grounds, public walks, and open spaces
Field sports

- Remove square brackets from the following wording: “except on the golf course.”
- Correct paragraph numbering as appropriate throughout byelaws.
- Name Bankside Reach to be amended.

- RESOLVED:**
1. That the byelaws as set out in appendices 1, 2 and 3 of the report be noted.
 2. That the council assembly be recommended to agree to make and seal the byelaws as set out in appendices 1, 2 and 3 of the report.
 3. That council assembly be recommended to repeal all existing byelaws that have been replicated in appendices 1, 2 and 3 of the report and to retain those that still have relevance and are not covered elsewhere as detailed in Appendix 4 of the report.
 4. That officers be authorised to begin work to advertise the byelaws, and to formally apply to the Department of Communities and Local Government (DCLG) for confirmation of the byelaws as required under the Public Health Act 1875 and the Open Spaces Act 1906.

NOTE: In accordance with the Budget and Policy Framework this item will be referred to council assembly as a recommendation.

10. **PROPOSED FINAL DRAFT OF THE SOUTHWARK UNITARY DEVELOPMENT PLAN (THE SOUTHWARK PLAN) (POLICY FRAMEWORK)** (see pages 107-122 and appendix 1 -170)

- RESOLVED:**
1. That taking account of officers’ comments on the representations appended as appendix B of the report, it be recommended that a modifications inquiry is not necessary.
 2. That the final draft Southwark Unitary Development Plan (the Southwark Plan) including the proposed modifications in Appendix A be recommended to council assembly for agreement.

NOTE: In accordance with the Budget and Policy Framework this item will be referred to council assembly as a recommendation.

11. **DISPOSAL OF PROPERTIES AT AUCTION** (see pages 123-137)

- RESOLVED:**
1. That the deputy chief executive be authorised to dispose of the council’s interest in various properties at auction, as detailed in the schedule attached in appendix B of the report (the “Properties”), and conditional upon the same being declared surplus to council requirements.

2. That the deputy chief executive be authorised to set the level of reserve below which each property will not be sold in accordance with the schedule of valuations in appendix B of the report.
3. That the capital receipt from the sale of the properties is recycled and used in accordance with the provisions of the capital finance regulations for the purposes of the schemes identified in the schedule attached in appendix B of the report.
4. That the recovery from the purchaser of the council's professional fees amounting to 2% of the purchase price for each property be authorised.

12. **APPOINTMENT TO OUTSIDE BODIES 2007/8** (see pages 138 -150)

RESOLVED: 1. That nominations to outside bodies as set out below be agreed:

Age Concern London

Councillor Denise Capstick

Better Bankside Board

Councillor David Noakes

Browning Estate Management Board

Councillor Jane Salmon

Councillor Kirsty McNeill

Canada Water Consultative Forum

Councillor Lisa Rajan

Councillor Paul Noblet

Councillor Anne Yates

Councillor David Hubber

Central London Partnership

Councillor Richard Thomas

Centre for Language Primary Education

Councillor Caroline Pidgeon

Chartered Institute of Library and Information Professionals (CLIP) – formerly known as the Library Association

Councillor Lorraine Zuleta

Cross River Board

Councillor Richard Thomas

Cross River Tram Board

Councillor Richard Thomas

Crystal Palace Community Development Trust

Councillor Lewis Robinson

Greater London Energy Efficiency Network (GLEEN)

Mr. Andy Mayer

Greater London Enterprise Limited

Councillor Richard Thomas

LGA Urban Commission

Councillor Richard Thomas
Councillor Toby Eckersley

Lambeth & Southwark Housing Association Limited

Councillor Caroline Pidgeon

London Accident Prevention Council (LPAC)

Councillor Jeff Hook
Councillor Lorraine Lauder

London Bridge Bid Company

Councillor Nick Stanton

London Local Authority Arts Forum

Councillor Lorraine Zuleta
Councillor David Hubber

London & Quadrant Housing Trust – South West Thames Regional Committee

Councillor Kim Humphreys
Councillor Tim McNally (deputy)

More London Advisory Board

Councillor Nick Stanton

North Southwark Environment Trust

Mr. Jon Phillips

South Bank Partnership

Councillor Adele Morris
Councillor David Noakes
Councillor Richard Thomas
Councillor Danny McCarthy

Southwark Alliance (Local Strategic Partnership Board)

Councillor Nick Stanton
Councillor Peter John
Councillor Toby Eckersley

South Bermondsey Partnership Board

Councillor Paul Kyriacou
Councillor Richard Livingstone

Southwark Cathedral Education Centre

Councillor Bob Skelly

Southwark Community Leisure Ltd (Fusion) Management Board

Councillor Lorraine Zuleta
Councillor Alison McGovern
vacancy

Southwark Groundwork Trust, Directors

Councillor Richard Thomas
Councillor Mark Glover
Councillor Robin Crookshank-Hilton

South London Gallery Trustee Limited

Councillor Lorraine Zuleta
Councillor Alison McGovern
Councillor Robin Crookshank-Hilton

Southwark & Lambeth Archaeological Excavation Committee (SLAEC)

Councillor Bob Skelly
Councillor Helen Jardine-Brown (deputy)

Sustainable Energy Action Renewable Energy in the Urban Environment (RENUE)

Councillor James Barber

2. That the allocation of the 5 votes in relation to the LGA Urban Commission be agreed as follows:
 - Councillor Richard Thomas, 3 votes
 - Councillor Toby Eckersley, 2 votes
 3. That the appointments to the South East London Valuation Tribunal be deferred until executive July 24 2007.
13. **NOMINATIONS TO WORKING PARTIES, PANELS AND BODIES AND BOARDS 2007/8**
(see pages 150-172)

RESOLVED: 1. That the following allocation of places to the working parties, panels and boards set out below be agreed for the 2007/8 municipal year:

Adoption Panel

Councillor David Noakes
Councillor Althea Smith

Admissions Forum

Councillor Caroline Pidgeon
Councillor Veronica Ward
Councillor Nicholas Vineall

Anti-homophobic Forum

Councillor Jeff Hook
Councillor Tayo Situ
Councillor Robin Crookshank-Hilton

Aylesbury New Deal for Communities Board

Councillor Richard Thomas
Councillor Lorraine Lauder

Aylesbury Steering Group

Councillor Richard Thomas
Councillor Tim McNally
Councillor Paul Bates
Councillor Abdul Mohammed

Fairtrade Steering Group

Councillor Jonathan Mitchell
Councillor Dora Dixon-Fyle
Councillor Lewis Robinson

Fostering Panel

Councillor Bob Skelly

Housing Partnership Board

Councillor Tim McNally
Councillor Linda Manchester
Councillor Paul Bates
Councillor Mary Foulkes
Councillor Kim Humphreys

Inclusion Forum

Councillor Columba Blango
Councillor Tayo Situ (deputy)

Joint Partnership Panel (Trade-Union consultation)

Councillor Nick Stanton
Councillor Toby Eckersley

Leaseholders Arbitration Panel

Councillor Jonathan Mitchell
Councillor David Hubber
Councillor Linda Manchester
Councillor Tim McNally
Councillor Adedokun Lasaki
Councillor Jane Salmon
Councillor Anne Yates
Councillor Eliza Mann
Councillor Veronica Ward
Councillor Gordon Nardell
Councillor Sandra Rhule
Councillor Althea Smith
Councillor Barrie Hargrove
Councillor John Friary
Councillor Aubyn Graham
Councillor Danny McCarthy
Councillor Lewis Robinson

Pensions Advisory Panel

Councillor Lorraine Zuleta
Councillor Fiona Colley
Councillor Toby Eckersley

Secure Accommodation Panel

Councillor Bob Skelly
Councillor Veronica Ward
Councillor Adedokun Lasaki (reserve)
1 reserve vacancy

Southwark Police and Community Consultative Group

Councillor Jeff Hook
Councillor Jonathan Mitchell
Councillor David Hubber
Councillor Paul Kyriacou
Councillor Linda Manchester
Councillor Lorraine Lauder
Councillor Althea Smith
Councillor John Friary
Councillor Danny McCarthy
Councillor Robin Crookshank-Hilton

Standing Advisory Council on Religious Education

Councillor Bob Skelly
Councillor Helen Jardine-Brown
Councillor Sandra Rhule
Councillor Tayo Situ

Tenancy Agreement Arbitration Panel

Councillor Anne Yates
Councillor Eliza Mann
Councillor Adedokun Lasaki
Councillor Jane Salmon
Councillor Mackie Sheik
Councillor Tim McNally
Councillor Veronica Ward
Councillor Gordon Nardell
Councillor Sandra Rhule
Councillor Althea Smith
Councillor Fiona Colley
Councillor John Friary
Councillor Lorraine Lauder
Councillor Danny McCarthy
Councillor Robin Crookshank-Hilton
2 vacancies

Tenants Management Organisation Liaison Committee

Councillor Tim McNally
Councillor Adeokun Lasaki
Councillor Richard Livingstone
Councillor Paul Bates
Councillor Kim Humphreys

2. That SACRE appoint its chair and vice-chair.

14. **ACQUISITION OF LEASEHOLD INTERESTS AT GEORGE TINGLE AND LARNACA HOUSE, GRANGE WALK, BERMONDSEY VIA NEGOTIATION OR COMPULSORY PURCHASE AND APPROPRIATION OF THE SITE FOR PLANNING PURPOSES** (see pages 173-184)

This item had not been circulated five clear days in advance of the meeting. The chair agreed to accept the item as urgent because prompt acquisition of the leasehold interests were required to enable the regeneration to proceed to a timescale that enabled sale proceeds to be realised.

- RESOLVED:**
1. That the acquisition of leasehold interests in properties known as George Tingle and Larnaca Houses Grange Walk through negotiation be approved.
 2. That a compulsory purchase order be made for the acquisition of the leasehold interests (and other interests as may arise); and that the overall progression and conclusion of the compulsory purchase order which shall include the preparation of all necessary documentation, order plan, service of requisitions for information and vesting of title in the Council (as appropriate) be delegated to the head of property.
 3. That the negotiation and agreement of compensation terms for the acquisition of relevant interests be delegated to the head of property.
 4. That appropriation of the site for planning purposes be approved.

15. **GATEWAY 1 – PROCUREMENT STRATEGY APPROVAL – BUILDING SERVICES CONTRACT** (see pages 185-198)

This item had not been circulated five clear days in advance of the meeting. The chair agreed to accept the item as urgent due to the requirement to meet the compressed procurement timescales necessary to commence contracts in October 2008. If the report was deferred until the next meeting of the executive it was probable that the contract start date would be delayed.

- RESOLVED:**
1. That the strategy for the procurement of contracts to provide building services repairs and maintenance as from October 1 2008 be approved.
 2. That the decision to award the contract in due course be delegated to the strategic director of environment & housing.

16. **HEYGATE ACTION PLAN** (see pages 199-213)

This item had not been circulated five clear days in advance of the meeting. The chair agreed to accept the item as urgent as the executive were being asked to agree the adoption of an action plan to undertake the rehousing of Heygate Estate residents in a shortened timescale, by September 2009. This response was recommended because of significant concerns about maintaining community safety and the decaying infrastructure of the estate. This is an extremely challenging timescale with very little room for manoeuvre; the only way to undertake this exercise is to have a phased approach to rehousing with phases overlapping, and dependant on the throughput of housing supply. Any delay in starting would inevitably cause blockages in the rehousing process. It was therefore essential that the action plan be put in place as soon as is practically possible, and consideration of this could not reasonably wait until the next meeting of the executive.

Heygate tenants and residents representatives attended the meeting to highlight their concerns and worries with regard to this action plan. An opportunity was provided for these concerns to be made to the executive. Councillor Kirsty McNeill also made representations in respect of this matter.

- RESOLVED:**
1. That the adoption of an action plan that will allow for the early rehousing of residents of the Heygate Estate by September 2009 be agreed.
 2. That the safe management through phased decommissioning and, where appropriate, demolition of blocks be facilitated.
 3. That the rehousing of Heygate secure tenants be facilitated by:
 - a. Giving tenants priority allocation (Band 1) in order to give effect to the phased decommissioning, for all properties that become available throughout the Borough in addition to the options already available.
 - b. Guaranteeing that this is without prejudice to the rights of tenants who have expressed a desire to move into the new build accommodation at the Elephant and Castle once it is completed to do so, even if they choose the new option set out above.
 4. That the active acquisition of leaseholder interests be commenced immediately, to be funded from the existing approved housing capital programme.
 5. That the potential shortfall in capital funding to facilitate the rehousing, leaseholder acquisition, demolition and other associate activities in advance of any capital receipts from disposals be agreed. Fully costed capital bids will need to be submitted as part of the policy and resources strategy to make up any shortfall in capital funding.
 6. That in principle agreement be given to project managing the rehousing and the management of services related to the regeneration process and its effects on the Heygate Estate, under one management structure within major projects.

7. That the comprehensive management structure be geared to delivering an improved and pro-active service meeting the needs of permanent tenants, temporary residents and leaseholders, dealing with safety concerns and facilitating individuals' moves.
8. That a full report on the financial implications (revenue and capital) of the above decision taken together with the decisions of the major projects board on June 14 2007 in respect of entitlements of Aylesbury residents be presented to executive (at the latest) on September 11 2007.

EXCLUSION OF PRESS AND PUBLIC

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 approved as a correct record, the closed minutes of the meeting held on May 15 2007.

2. DISPOSAL OF PROPERTIES AT AUCTION

The decision relating to this item is set out in item 11 of the open section of the minutes.

3. GATEWAY 1 – PROCUREMENT STRATEGY APPROVAL – BUILDING SERVICES CONTRACT

The decision relating to this item is set out in item 15 of the open section of the minutes.

4. ACQUISITION OF LEASEHOLD INTERESTS AT GEORGE TINGLE AND LARNACA HOUSE, GRANGE WALK, BERMONDSEY VIA NEGOTIATION OR COMPULSORY PURCHASE AND APPROPRIATION OF THE SITE FOR PLANNING PURPOSES

The decision relating to this item is set out in item 14 of the open section of the minutes.

The meeting ended at 10.00pm

CHAIR:

DATED:

DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 18 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS MIDNIGHT, WEDNESDAY JUNE 27 2007.

THE ABOVE DECISIONS (WITH THE EXCEPTION OF ITEMS 9 AND 10 WHICH ARE NOT SUBJECT TO CALL-IN) WILL NOT BE IMPLEMENTABLE UNTIL AFTER THAT DATE. SHOULD A DECISION OF THE EXECUTIVE BE CALLED-IN FOR SCRUTINY, THE RELEVANT DECISION WILL BE HELD IN ABEYANCE PENDING THE OUTCOME OF SCRUTINY CONSIDERATION.