

Item No. 83.2	Classification: Open	Date: 30.4.03	Meeting Name Council Assembly
Report title:		Deputation Requests : East Dulwich Tenants and Residents Association	
Ward(s) or groups affected:		East Dulwich	
From:		Chief Executive (Borough Solicitor & Secretary)	

RECOMMENDATION

1. That Council Assembly decide whether or not to receive the deputation and should it agree to do so, at which meeting it should be received.

BACKGROUND

2. A request for a deputation has been received from the East Dulwich Tenants and Residents Association.
3. The deputation request states:-

"We would like to make a deputation request to Council Assembly concerning the ballot on the East Dulwich Estate with regard to the Council's demolition proposals."

KEY ISSUES FOR CONSIDERATION

4. In accordance with Council Procedure Rule 3.7 (3) the request that a deputation be received stands referred to Council Assembly to decide whether or not it wishes to receive the deputation.

Council Procedure Rule 3.7 (9) sets out the procedures to be observed at Council Assembly meetings:-

Standing Order 24 (5) sets out the procedures to be observed at Council Assembly meetings:-

Composition of Deputations

The Deputation shall consist of no more than six persons, including its spokesperson.

Speech on Behalf of the Deputation

Only one member of the deputation shall be allowed to address the Council Assembly, her or his speech being limited to 5 minutes.

Questions

Members of the Council Assembly may ask questions of the deputation which shall be answered by their spokesperson or any member of the deputation nominated by her or him, for up to 5 minutes at the conclusion of the spokesperson's address.

Debate

At the conclusion of the questions, the deputation may remain (subject to any resolution excluding attendance of the public) but shall take no further part in the proceedings.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Comments of the Strategic Director of Housing

5. The Council has been developing proposals with residents of East Dulwich Estate for the last three years as part of the Southwark Estates Initiative. The basis of the proposal as agreed by the former Strategic Committee is that the majority of the estate is to be refurbished and that some land disposal takes place to part finance the scheme.
6. Officers have recently obtained Counsel's opinion that demonstrates that this level of investment on the estate using the resources as set out in the SEI finance plan can only be spent on East Dulwich Estate if a level of land disposal takes place.
7. It is currently proposed that the level of land disposal required will result in one eighth of the dwellings on the estate being demolished. Replacement social housing will be built on the estate.
8. The Council is under a Government obligation to make all properties decent by 2010. On the basis of the 1998 Stock Condition Survey it is assessed that East Dulwich Estate is 100% non-decent.
9. The residents Project Team has requested a ballot on whether or not the residents of the estate want the scheme to proceed as currently proposed (i.e. with some land disposal). It is the view of officers that given the condition of the estate and the obligations under decent homes, the Council has to invest considerable resources in the estate. As the ability to use the SEI funding is dependent upon the scheme taking place as currently proposed, it is the considered view that it would be pointless to carry out a ballot as the need to reach the government's Decent Homes Standard has removed any real element of choice. This view was conveyed to representatives of the Project Team by the Leader, Executive Member for Housing and South Camberwell ward members at a meeting on 18th March.
10. Residents will be fully involved in designing the proposals for the estate through exhibitions and surveys.

Borough Solicitor & Secretary

10. The proposal to demolish homes on the estate is a matter of housing management and as such consultation is required. Such consultation has been ongoing for the last couple of years. There is no specific legal requirement to carry out a ballot of tenants on the proposal.
11. Under the current funding arrangements for the scheme it is necessary for the estate to raise a 50% or more private sector contribution to the regeneration costs. A sale of housing land on the estate for demolition and rebuilding by a partner Registered Social landlord is necessary to raise this contribution.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Deputation Request File	Town Hall, Peckham Road, London SE5 8UB	Lesley John 020 7525 7228

APPENDIX A

Audit Trail

Lead Officer	Ian Millichap, Constitutional Support Manager (Executive)	
Report Author	Lesley John, Constitutional Support Officer	
Version	Final awaiting Strategic Director of Housing comments	
Dated	17.4.03	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments Included
Strategic Director of Housing	Yes	Yes
Borough Solicitor & Secretary	Yes	No
Executive Member	Yes	No
Date final report sent to Constitutional Support Services	16.4.03	