



## **COUNCIL ASSEMBLY**

**WEDNESDAY SEPTEMBER 13 2006**

### **SUPPLEMENTAL AGENDA No. 1**

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**NOTE:** Please note that the above reports have not been circulated seven clear working days in advance of the meeting (council procedure rule 1.2 (1)). Therefore, in accordance with access to information procedure rule (5), the Mayor will be asked to accept the items as late and urgent.

Circulated: Friday, September 8 2006

For further information please contact Lesley John/Cameron MacLean 020 7525 7228/7236

<b>Item No.</b> 4.	<b>Classification:</b> Open	<b>Date:</b> September 13 2006	<b>Meeting Name:</b> Council Assembly
<b>Report title:</b>		Deputation requests – comments of the chief officer	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		Chief Executive (Acting Borough Solicitor)	

### **DEPUTATION REQUEST FROM THE MAROONS RESOURCE CENTRE CARERS GROUP**

1. The Maroons Resource Centre, Carers Group state in their deputation request letter:

“We wish to address the Southwark Council Assembly about the lack of adequate premises and resource facilities for BME mental health suffers in the borough.

“The present resource centre has failed the council's own health and safety and environment standards for use by vulnerable people. The resource centre was located in this industrial estate over 12 years ago. The evidence is that there is no real commitment by the council to improve the quality and level of service for BME mental health suffers in the borough. In the past, every time premises have been identified, officers have found reasons for not using them.

“We would like to seek the comment of the council and a decision by members to relocate this centre to adequate premises as a matter of urgency. For this we wish to take a deputation to the next council assembly.”

### **Comments of the Strategic Director Health and Community Services**

2. The Maroon Resource Centre is located in several rented rooms within an office building in Lomond Grove (not far from Camberwell Green) and also has the use of a Salvation Army hall next door for some activities. It provides day services including outreach and centre based activities such as support with daily living and lunchtime meals for African and African-Caribbean people with mental health needs. The service is currently managed in-house, but is due to be outsourced in line with the Executive decision taken in April 2003 to outsource all in-house day services. There are 8 staff, 25-30 service users on a daily basis (with 107 registered) and approximately 30 carers. Previously the service was run by a non-statutory sector organisation but in 1999 in response to management issues it was brought in-house and renamed Maroon.
3. Over a number of years the Council has tried to locate more suitable premises for the project within the Camberwell Green, Walworth or Peckham areas as Health and Social Care are very well aware of the limitations of the current site.

The specification is for ground floor accommodation to include office space, interview rooms, activity rooms, shower room, kitchen with dining space, disabled access and good transport links including bus routes as service users make their own way to the centre.

4. There is a shortage of suitable sites in the required areas of the borough. At least a dozen properties have been viewed over the last five years and several buildings have been seriously considered, but these have either ceased to be available following protracted negotiations, found to be unsuitable after commissioning surveyors and architects, or found to be non-compliant with DDA or Health and Safety requirements. Three of the sites, which were seriously explored, were:
  - 114 Peckham Rye: this was first identified as a potential site in 1998, but after lengthy negotiations, the then occupier, Metropolitan Housing Trust, was unable to find alternative premises so the deal collapsed. The property came back on the market in 2001, but again after protracted negotiations, the deal collapsed when the landlord unexpectedly leased the site to another organisation.
  - The Unity building, Peckham: after viewing and commissioning a surveyor in 2003, there was opposition from carers to the location of the building due to the proximity to pubs and clubs as well as concern that the configuration of rooms over the floors within the building would have made it difficult to operate a safe service without a considerable increase in staffing resources.
  - Nunhead Day Centre site: this was a former day centre and therefore would have had the necessary planning permission, but after consulting service users, staff and other stakeholders it was felt that the site was not in the right location as it was outside of the core areas, did not have sufficient transport links and the building would have been too institutional.
5. In 2006 so far four sites have been considered: 73-75 Camberwell Road, which had a large unsuitable basement area, 2/2a Grosvenor Terrace, Camberwell, which was not suitable due to planning regulations, 106-108 Camberwell Road, which was found not to be compliant with DDA and Health and Safety requirements and 7 Badsworth Road, which was ruled out after surveyors and architects had drawn up plans for alterations, as it required over £600k refurbishment to make it suitable for a day centre, which was considered prohibitive given the Council's available Capital budget.
6. In summary, a number of properties have been considered, but the issues remain: shortage of suitable accommodation, particularly as ground floor premises are required, DDA compliance and planning regulations. In addition there are the issues of both rental costs and capital expenditure to refurbish the unit. At present £212,000 has been earmarked through the Mental Health Capital Grant to support alternative premises for the service.
7. Recently new-build premises at 1 Bethwin Road have been identified as suitable for the project and SBDS are in the process of clarifying the D1 usage regulations for the property and with the vacation of part of the building by the existing tenant. Once these have been dealt with and any internal work needed to meet the needs of the project and its users has been done, a move to Bethwin Road should be possible in the reasonably near future. The property

has good transport links and is near to Burgess Park making it a suitable location for the users of the service.

### **Additional information**

8. Other services provided for Southwark BME mental health service users which have been developed/mainstreamed over the past 5 years within the pooled budget including PCT, Council and SL&M resources:

- Funding for SIMBA (Share in Maudsley Black Action), a BME service user engagement and empowerment service which visits users on wards and provides community activities and support
- Peckham Befrienders, is a service which provides outreach and befriending and runs regular groups for black service users and is not day centre based
- Cares of Life Project - an innovative service aiming to improve access to mental health services by BME users, which provides a blend of mental health promotion and brief interventions for BME users, working with community and faith groups
- A user group for Africans and African-Caribbeans at the Lorrimore Centre
- Vietnamese Mental Health Centre at Thomas Calton Centre which the Council funds and which provides a service nationally as well as locally
- Rockingham Community Centre has a number of Bengali and Somali people with mental health problems
- Vishvas at Westminster Bridge Road, SE1 which provides advice, information, training, counselling and befriending for mostly South Asian people many of whom have mental health problems

9. A BME service development manager has been appointed within SL&M to develop a strategy to strengthen and develop the range of services provided for this client group within Southwark.

10. The Council directly provides day services for people with mental health problems at Castle Day Centre, although the service is in process of being tendered out to the voluntary sector.

11. We also have contracts with the voluntary sector for a number of services for people with mental health problems:

- Open Door Day Centre in Rotherhithe (Threshold Support)
- Crossways provide day services in Rye Lane and the Peckham Pop-In
- Lorrimore Centre
- Blackfriars Work Settlement (a contract shared with Lambeth).
- Copleston, a multi-faith community centre, which does outreach work for adults with mental health problems, and runs day services for them.

12. All the day services have black service users, and one or two run specific sessions for those users i.e. Lorrimore.

13. In addition, other initiatives specifically for BME users, include:

- A comprehensive set of events around mental health are organised for Black History Month.
- Together with the Trust there is longer term planning to bring together three or four of the local Black Mental Health projects to form a larger black mental health voluntary sector provider to sit alongside Crossways, Lorrimore, Southside, Thamesreach Bondway and Threshold as a mental health provider which can put in bids when we wish to tender out services.
- There is a comprehensive Black Mental Health Action Plan, and the needs of BME service users are regularly reviewed at the CCAG (Cultural Competence and Awareness Group) Meeting based in the Trust but drawing in professionals, carers and users from elsewhere in the borough
- The Integrated Mental Health service also has a lead BME Services Officer whose specific job is to manage and promote BME services. We are currently training some Simba members to join the small group of existing Mind link workers who regularly visit the in-patient units, and they will be specifically working on ES1 the PICU (Psychiatric Intensive Care Unit) ward at Maudsley which has a high proportion of BME service users.
- Most of the service user groups in Southwark have BME members i.e. Creative Routes, Cool Tan, Rainbow Resource, and Simba.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Deputation Request File	Town Hall, Peckham Road, London SE5 8UB	Cameron MacLean 020 7525 7236

<b>Lead Officer</b>	Ian Millichap, Constitutional Team Manager
<b>Report Author</b>	Cameron MacLean/Lesley John, Constitutional Officers
<b>Version</b>	Final version
<b>Dated</b>	08/09/2006

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**ITEM 4A MOTION ON A DEPUTATION REQUEST BY THE MAROONS RESOURCE CENTRE CARERS GROUP** (see pages 1-2)

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**Moved:** Councillor Aubyn Graham

**Seconded:** Councillor Chris Page

Please note, that in accordance with council assembly procedure rule 3.7(20), debate on this motion is limited to 15 minutes. The mover of the motion may speak for a maximum of three minutes and the seconder and any other speakers shall be allowed a maximum of two minutes.

**Maroons Project**

Council assembly welcomes the valuable and important service which the Maroons Project in Camberwell has provided for many years for mental health sufferers in Southwark.

Council assembly notes that the project has been running from industrial units unsuitable for vulnerable service users.

Council assembly calls on the executive member for health and social care to investigate and report back on what attempts have been made by Southwark council in the past 10 years to find suitable premises for the project; and further calls on the executive member to assist in relocating this valuable project to adequate premises.

**Comments of the Strategic Director Health and Community Services**

See Item 4 (above) - Deputation Requests.

**Note:** If the motion is agreed, any proposals will be submitted to the executive for consideration.

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**ITEM 4B MOTION ON A DEPUTATION REQUEST BY SOUTHWARK COMMUNITY CARE FORUM** (see page 2)

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**Moved:** Councillor Veronica Ward

**Seconded:** Councillor Kirsty McNeil

Please note, that in accordance with council assembly procedure rule 3.7(x), debate on this motion is limited to 15 minutes. The mover of the motion may speak for a maximum of three minutes and the seconder and any other speakers shall be allowed a maximum of two minutes.

### **Primary Care Provision**

Council assembly notes that earlier in the year Copleston Children's Centre announced that it would be closing at the end of July owing to funding difficulties that remained unresolved. Other community nurseries, including Bermondsey community nursery, are facing similar difficulties and may also have to make decisions to close, losing the experience, expertise and community involvement which has built up excellent provision over many years in this borough especially in the past when less affordable child care was available.

Council assembly also welcomes the huge investment in early years by the present government making it possible for the first time to ensure that many more children have opportunities to develop their full potential and parents to be confident that high quality child care is available to them.

Council assembly notes that research by the National Day Nurseries Association has indicated that as local authorities take forward their child care and family strategies, they are not involving the voluntary and private sectors. This, the research notes, is contrary to the principle of a mixed economy of childcare favoured by the government. clause 8 of the Child Care bill stipulates that councils may not develop their own childcare facilities alone unless there are no other appropriate organisations to do so. Southwark Community Nursery Network has been warning this council for the past four years that community nurseries will not survive unless they are given the opportunity to be equal partners in the developments now underway. It seems that these warnings have not been heeded. Council assembly therefore calls upon the executive to ensure that the review now underway:

- Includes an examination of the role community nurseries can play in developing early years provision in the Borough and plans that provision accordingly
- Recognises that high quality child care costs money and that a small independent community nursery run by the local community cannot take advantage of economies of scale and will therefore need adequate financial support to continue to make the positive contribution to early years that has been so highly valued by those parents and children who have used Southwark's community nurseries in the past.

### **Comments of the Strategic Director Health and Community Services**

To follow.

**Note:** If the motion is agreed, any proposals will be submitted to the executive for consideration.

<b>Item No.</b> 7.	<b>Classification:</b> Open	<b>Date:</b> September 13 2006	<b>Meeting Name:</b> Council assembly
<b>Report title:</b>		Motions	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		Chief Executive (Acting Borough Solicitor)	

**1. MOTION FROM COUNCILLOR LORRAINE LAUDER** (seconded by Councillor Paul Bates)

Please note that, in accordance with council assembly procedure rule 3.10(3), council assembly shall consider this motion.

**Nelson & Portland Estate Security**

Council assembly notes the continued problem of vagrants and drug users congregating on the stairwells of the Portland estate towers, as well as drugs paraphernalia in and around the Nelson & Portland estate.

Council assembly notes the long-standing campaign by the Nelson Estate Tenants and Residents Association (TRA) for secure entry doors for residents and further notes the view of the local Faraday Safer Neighbourhood Team that secure entry doors would provide the best means of guaranteeing a reduction in problems with drug dealing, drug use and vagrancy on the estate.

Council assembly believes that ballots on the estate held some years ago to allow residents to approve a secure door entry scheme did not secure a positive result in favour because a surcharge was to be imposed to finance it.

Council assembly believes that council tenants and leaseholders should not be scared to step foot outside their own door because they are worried about crime being perpetrated by non-residents using the estate as a shelter and/or place to sleep or engage in drug use.

Council assembly therefore requests the executive to agree the installation of a secure door entry scheme on the Portland & Nelson estate at no additional cost to residents. Council assembly requests that the executive member for community safety and the deputy leader of the council liaise with ward councillors, the local TRA and other agencies as a priority to assess requirements for the scheme.

**Comments of the Strategic Director Housing**

The installation of new door entryphone schemes on housing estates has for many years been the subject of balloting and the application of an ongoing weekly charge for the maintenance of such schemes.

The current council policy is that a ballot of all residents affected by a specific scheme be undertaken giving full information on the charges and



that the majority in a block need to vote “yes” for the scheme to go ahead (i.e. over 50% of residents). The current charge is £0.96p per week for maintenance of the system (this charge changes annually in line with the rent setting agreements).

Door entryphone systems are not part of the government’s decent homes criteria. The options appraisal on meeting decent homes targets by 2010/11 was submitted by the council and accepted by the Government Office for London (now Department for Communities and Local Government) in May 2006. Following widespread consultation this submission was predicated on achieving the government’s targets within the council’s own resources and not disposing of its stock to facilitate that target. As a result, areas of improvement – e.g. door entryphones – which might be considered decent homes “Plus” works, had to be omitted from our next 5 years worth of schemes unless alternative funding sources became available. Only schemes already committed would proceed automatically.

In 2004 a community council led cleaner greener safer funding initiative released resources for installation of door entryphone systems. Due to the number of schemes currently identified by officers as having been requested by residents far outweighed the resources available, Southwark antisocial behaviour unit (SASBU) were asked to comment upon and prioritise the schemes based upon antisocial behaviour and police crime hotspots.

Residents of Portland Estate expressed a desire for door entry systems in response to vagrancy and drug users in stairwells and were balloted in December 2004. 51% of residents were in favour. Unfortunately, under the MPS/SASBU criteria they did not receive sufficient prioritisation for funding. In March 2006 further funding became available through community councils and because this was resource over and outside that included in the options appraisal submission a similar process ensued and new schemes have been prioritised under the ‘hotspot’ criteria. Again, Portland was not considered of sufficient priority to be funded.

It is readily accepted that the views of the Faraday safer neighbourhood team are correct and that the previous ballot supported the installation of a door entryphone system on the Portland Estate. However, unless any of those prioritised schemes do not proceed, or additional funding outside of the housing investment programme becomes available, no further schemes will necessarily be implemented. Any that are will continue to be assessed through the ‘hotspot’ process and will continue to be subject to the council’s ongoing maintenance charge.

The housing department have made the views of the Faraday safer neighbourhood team known to SASBU/MPS for consideration in any further processes. Meanwhile, officers at Walworth are working closely with the police and community wardens to effectively minimise and manage incidents of vandalism and other acts of anti-social behaviour on the estate.

Strategically, the housing department will continue to bid for any other resources that might become available for community safety initiatives to supplement its investment programme. The council is also responding to the DCLG’s latest discussion paper (decent homes to sustainable communities) in September in the hope that the government can be

persuaded to extend the timeframes for decent homes completion and/or enable more flexibility to enable it to undertake a decent homes 'plus' strategy that will incorporate more environmental and community safety initiatives into its major works programmes.

**Note:** If the motion is agreed, any proposals will be submitted to the executive for consideration.

#### **BACKGROUND PAPERS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Member Motions	Town Hall Peckham Road London SE5 8UB	Constitutional Team 020 7525 7228

<b>Lead Officer</b>	Ian Millichap, Constitutional Team Manager
<b>Report Author</b>	Cameron MacLean, Constitutional Officer
<b>Version</b>	Final Version
<b>Dated</b>	08/09/2006

**COUNCIL ASSEMBLY AGENDA DISTRIBUTION LIST (OPEN) (SUPPLEMENTAL)  
MUNICIPAL YEAR 2006/2007**

**NOTE:** Original held by Constitutional Team; all amendments/queries to  
Lesley John/Cameron MacLean Tel: 020 7525 7228/7236

<b>ONE COPY TO ALL UNLESS OTHERWISE STATED</b>	Copies	To	Copies
<b>All Councillors &amp; Political Assistants</b>	<b>63</b>	<b>External</b> (see envelopes provided)	<b>5</b>
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<b>Libraries (1 each)</b>	<b>6</b>	1. Mr. Bola Ogun 3. Ms Jean Sackur 4. Mr. George Foulkes 5. Mr. Geoffrey Banister	
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<b>Press</b>	<b>3</b>		
Southwark News Evening Standard South London Press			
<b>Chief Officers</b>	<b>9</b>		
1. Annie Shepperd, Chief Executive 2. Keith Broxup, Strategic Director Housing 3. Chris Bull, Director Health & Community Services 4. Gill Davies, Strategic Director Environment & Leisure 5. Paul Evans, Strategic Director Regeneration 6. Bill Murphy, Strategic Director Customer & Corporate Services 7. Romi Bowen, Strategic Director Children's Services 8. Duncan Whitfield, Finance Director 9. Alison Delyth, Director of Education			
<b>Senior Officers</b>	<b>3</b>		
1. Sarah Naylor, ACE, Performance & Strategy 2. Glen Egan, Borough Solicitor (Acting)			
<b>Other</b>			
1. Constitutional Officer	<b>20</b>		
2. Sonia Sutton, Mayor's Secretary	<b>1</b>		
		<b>Last Updated: August 2006</b>	
		<b>Total:</b>	<b>110</b>