



## **COUNCIL ASSEMBLY**

**WEDNESDAY MARCH 28 2007**

### **SUPPLEMENTAL AGENDA No. 2**

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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 assembly 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: Tuesday, March 27 2007

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

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**ITEM 2 – ADDENDUM TO MINUTES**

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Item 7.3 Strategic Management Arrangements, page 10, **delete** paragraph 3 and **insert** revised paragraph as follows:

“Councillor Peter John sought and was given legal advice on Article 15 of the constitution. Councillor John said that the current version of the constitution stated that the council assembly would only approve changes to the constitution after consideration of the proposal by the standards committee. Councillors David Hubber, Paul Bates and Nick Stanton spoke on this issue. Following which the acting borough solicitor advised that constitutional council in May 2006 had amended the constitution so that the constitutional steering panel rather than standards committee now considered such changes. In light of this, he confirmed that it was in order for council assembly to consider the motion.”

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ITEM 7.1 – CORPORATE PLAN 2007 – 11 (see pages 14 - 52)

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**AMENDMENT A**

**Moved:** Councillor Peter John  
**Seconded:** Councillor Fiona Colley

That the council assembly makes the following amendments to the Draft Corporate Plan (Policy Framework):

**Note:** page references are to agenda page numbers and the corporate plan numbers are in brackets.

1. **Page 19** (p3):

- (1) Bullet point 1: After “at or below the rate of inflation” **insert** “ ... as measured by the Bank of England’s preferred rate, CPI, ... ”
- (2) Bullet point 2: **Delete** and **insert** “Restructuring the warden’s scheme ensuring it more effectively meets the needs of the community and pursuing a joint funding scheme for more police community support officers in every area of the borough, with extra targeted support in crime hotspots such as the Four Squares estate and Camberwell.”
- (3) Bullet point 5: after “leisure centres” **add** “and delivering free access to swimming pools for all under 16s”

2. **Page 20** (p4):

- (1) Bullet point 3: After “Community hub” **add** “including a swimming pool at the heart of the of a regenerated centre”
- (2) Bullet point 8: **add** “We will ensure a Disability Discrimination Act (DDA) compliant full reference library facility with no loss of amenity for local people – including full open access to at least the existing number of books”.

3. **Page 24** (p8):

**Add** bullet point 7: “Deliver a balanced and diverse pre-school education market in Southwark, including healthy voluntary sector provision with existing community nurseries supported and developed in partnership with other schemes, building on existing skills and experience.” Under completion date **add:** “Ongoing”.

4. **Page 28** (p12):

Add new heading and bullet point as follows:

“Provide necessary support for carers to ensure they are able to cope with the demands placed on them and that they are receiving what they are entitled to.”

“Take forward the recommendations from the health and social care scrutiny committee report on carers”.

Under completion date **add**: “April 2008”.

5. **Page 33** (p17):

After bullet point 4: **add** “Make access to swimming pools free for under 16s”.  
Under completion date **add**: “April 2008”.

6. **Page 35** (p19):

After third Action, “Review and develop the opportunities ...”, **add** new action:

“To implement a wide-ranging listening exercise with all the Borough’s young people, targeting both the currently engaged through revamped and strengthened youth decision making structures and the disengaged through genuine out reach work to give young people a much fuller voice in both an urgent review of provision, and the ongoing running of youth services.”

7. **Page 39** (p23):

Under “Regenerate Peckham, including:” **add** final action:

“Adopt the Peckham Area Action Plan.”

Under “Timescale” **insert** “2008”.

8. **Page 41** (p25):

Under “Make homes more efficient, including:” after “Encouraging” **insert** “and promoting”.

9. **Page 42** (p26):

Under Performance Indicator “Missed refuse collections (LW20)”, **delete** targets for 2007/08, 2008/09 and 2009/10 and **insert** “426” in place of “500”.

10. **Page 45** (p29):

**Add** final Action:

“Improve the environment and standards of council owned retail sites, increasing their viability and implement a strategy to fill vacant sites and develop local businesses.”

Under “Timescale” **insert** “May 2009”.

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**ITEM 7.2 – UDP (THE SOUTHWARK PLAN – DIRECTION FROM THE SECRETARY OF STATE** (see supplemental agenda no. 1, page 6)

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**AMENDMENT B**

**Moved:** Councillor Barrie Hargrove

**Seconded:** Councillor Gordon Nardell

**Add** new recommendation 3:

“Council assembly regrets the executive's approach to date in respect of disputed policy 4.1. Council assembly believes this approach to have been excessively adversarial. Council assembly believes that as a consequence the council has now been forced to the table to negotiate from a weaker position than it would have been, had the executive not rejected calls to negotiate constructively at a considerably earlier stage in the process.”

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**ITEM 9 – MOTION 1 - LEGAL AID** (see page 57)
 

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**AMENDMENT C****Moved:** Councillor Gordon Nardell**Seconded:** Councillor Peter John

1. Paragraph number (1): **Delete** “ ... , led by Harriet Harman and other ministers, ...”.

2. Paragraph number (3): **Delete** and **insert**:

“That at most a third of the increase in legal aid cases since 1997 have been as a result of extra government legislation and that much of this, including the Domestic Violence Act, has been necessary and valuable.”

3. Paragraph number (4): **Delete** and **insert**:

“That whilst spending on civil legal aid fell after 1997 it is now rising again. Council also notes Simon Hughes MP’s claim that in 1997, the legal aid budget stood at £2bn (in 2005/6 money) and in 2005/6 the budget was £2.1bn.”

4. **Delete** paragraph number (6) and **insert**:

(6) That many firms working on cases where fixed fee regimes already operate are undertaking a great many more cases and expediting them more rapidly with the effect that fewer firms does not necessarily mean fewer cases being adequately dealt with.

(7) That legal aid costs €5 per person in France and Germany. Scandinavian countries spend between €10 and €30 per head. The UK pays €60 per head, or £100 per taxpayer, on legal aid.

(8) That to ensure value for money for the taxpayer, the government proposes to stop paying practitioners by the hour, which can favour the inefficient, and instead to pay per case.

(9) Cases in London are generally similar in costs and lengths than in other urban areas, in fact there are many providers in London who handle cases more cheaply than would be charged under the new fees.

5. Paragraph number (7): after “communities;” **add**:

“Whilst the overall regulatory impact assessment (RIA) shows no disproportionate impact from this legislation on BME firms, the government has also committed to perform local Diversity Impact Assessments on a local basis to ensure sufficient supply to all communities. This must be carried out thoroughly in Southwark to address the concerns of BME firms”

6. Paragraph number (8): after “take on their case” **add**:

“But that better value for money and better efficiency from solicitors might in fact have a beneficial effect on access to services, as would a community legal service that is able to offer advice on ‘clusters’ of problems, rather than visiting solicitors who each choose to offer advice only on certain subjects;”

7. **Delete** paragraph number (9) and **insert**:

“That services for people for whom English is not a first language are currently being provided on a fixed fee basis”

8. **Delete** paragraph number (10) and **insert**:

“Whilst the impact assessment predicts that there will not be adverse impact on BME communities from these changes, the government must ensure that the legislation does not unintentionally work to the detriment of BME populations.”

9. **Delete** paragraph number (11) and **insert**:

“To ask the Executive to express the Council’s concerns, and any concerns that are received by Members from local groups, to Lord Falconer or Vera Baird, the two Ministers leading on this issue”

10. Paragraph number (12): after “have their say”, **add**:

“by providing accurate, non-politicised information.”

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**ITEM 9 – MOTION 2 - DISTRICT HEATING SYSTEM** (see page 58)
 

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**AMENDMENT D****Moved:** Councillor Kim Humphreys**Seconded:** Councillor Jane Salmon1. **Delete** paragraph 6 and **insert:**

“Leaseholder charges do not just reflect gas prices - they include the costs of repairs to the system, boiler house running costs and management. The cost of gas has risen by 47% but this compares to a 70% increase in prices over the same period and our rates still being 30% lower than current domestic rates.”

2. Paragraph 7: **delete** ‘residents are being systematically denied the services they pay for’ and **insert:**

“ ... that in order to fix the problem responsibly, pipes will need replacing at a cost of £227,000”

3. Paragraph 8: **Delete** ‘not face massive price hikes for the provision of services which are totally unreliable and sub-standard’ and **insert:**

“pay a fair amount for provision of heating and hot water with the cost of fuel solely accounting for the 46% the increase in heating charges”.

4. Paragraph 9: **Insert** after “snow”:

“and as such recognises that an existing, ongoing review of compensation processes is already underway”.

5. Paragraph 10: **Delete** all and **insert:**

“That every effort is been made to ensure that the Heygate estate remains habitable. This has been reflected by policy announcements on repairs & maintenance, including the repairs action plan; policy on pest control provision including changes to treatment of block infestations, bedbugs and to bring the service back in-house. This has also been seen in the successful estate blitz which tackled anti-social behaviour, issued fixed penalty notices and stormed a crack house among other things and was followed up by a comprehensive audit. An action plan on the Heygate is currently being prepared which will proactively tackle issues on the Heygate in a similar manner to the success that the housing office has had at the Aylesbury; and,”

6. Paragraph 12: **Delete** “to report on the feasibility and cost of replacing the district heating system in full” and **insert:**

“or the relevant decision maker to agree to the proposal of replacing the pipework on the Heygate at a cost of £227,000;”



7. Paragraph 13: **Delete** and **insert**:

“To call on the executive to complete its review of compensation arrangements as quickly as feasible.”

8. **Delete** paragraphs 14 and 15.

The motion, therefore, to read:

Council notes:

- (1) When the Heygate heating fails it also fails on the neighbouring Salisbury estate, which is run off the same system;
- (2) So far this year, the heating has been out for 3 days in January, 9 days in February and 5 days in March. Outages occur with no warning and can last for several hours;
- (3) Heating outages have also taken place on the Aylesbury estate over this period including during Christmas when the heating failed on a number of blocks;
- (4) That this is taking place at the time when heating charges for Southwark's tenants are increasing by 46%;
- (5) These cost increases come following increases in charges of more than 29% for tenants across the borough last winter; and,
- (6) Leaseholder charges do not just reflect gas prices - they include the costs of repairs to the system, boiler house running costs and management. The cost of gas has risen by 47% but this compares to a 70% increase in prices over the same period and our rates still being 30% lower than current domestic rates.

Council believes:

- (7) Responsibility for the disrepair and poor maintenance of the heating falls squarely with the council and that in order to fix the problem responsibly, pipes will need replacing at a cost of £227,000;
- (8) Residents and leaseholders should pay a fair amount for provision of heating and hot water with the cost of fuel solely accounting for the 46% the increase in heating charges;
- (9) Residents should be adequately compensated for the loss of heating and hot water experienced during this very cold and wet winter, including on one day of snow and as such recognises that an existing, ongoing review of compensation processes is already underway;
- (10) That every effort is been made to ensure that the Heygate estate remains habitable. This has been reflected by policy announcements on Repairs & Maintenance, including the repairs action plan; policy on pest control provision including changes to treatment of block infestations, bedbugs and to bring the service back in-house. This has also been seen in the successful estate blitz which tackled anti-social behaviour, issued fixed penalty notices and stormed a crack house among other things and was followed up by a comprehensive audit. An action plan on the Heygate is currently being prepared which will proactively tackle issues on the Heygate in a similar manner to the success that the housing office has had at the Aylesbury; and,
- (11) Council believes that regeneration should not be an excuse to abandon the residents of the Heygate, Aylesbury estates and wider Elephant and Castle neighbourhood.

Council therefore resolves:

- (12) To request the executive or the relevant decision maker to agree to the proposal of replacing the pipework on the Heygate at a cost of £227,000;
- (13) To call on the executive to complete its review of compensation arrangements as quickly as feasible.

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**ITEM 9 – MOTION 3 - SOUTHWARK SCHOOLS FOR THE FUTURE** (see page 59)

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**AMENDMENT E**

**Moved:** Councillor Veronica Ward

**Seconded:** Councillor Sandra Rhule

After the first paragraph “Council assembly welcomes: ...”, **insert**

- (7) The record government investment in Southwark schools meaning funding per pupil has now hit £5,000 per year increasing by 7% this year alone.
- (8) The fact that educational attainment across the country is rising with record results at 11, 14, 16 and 18 and record numbers in university.
- (9) The announcement by Gordon Brown, the Chancellor of the Exchequer, in his budget on Wednesday, March 21 that the government will remove VAT constraints for current academies and all those planned for the future allowing their facilities to be used for the benefit of all the community without being constrained.
- (10) The creation of several new academies in Southwark.

In the fourth paragraph beginning “Council assembly requests the executive: ...

- (9) After “to ensure that ... “ **insert** ‘at least’
- (10) after “family learning” **add** ‘In line with government policy which along with the national children’s centres programme, working and children’s tax credits and the minimum wage amongst other things is helping to cut the numbers of children in poverty by over 700,000 to last year and by a quarter by 2010.’
- (11) **Delete**

And renumber paragraph accordingly.

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**ITEM 9 – MOTION 4 - YOUTH PROVISION** (see pages 60 - 61)
 

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**AMENDMENT F****Moved:** Councillor Caroline Pidgeon**Seconded:** Councillor Lewis Robinson

Line 1-2: **delete** 'more money on youth services than many other boroughs' and **insert** '£2.8 million on direct youth services each year, more than most other boroughs'.

Lines 2-3: **delete** 'some additional funds were provided for in the budget' and **insert** '£2.5 million capital funding was provided in the budget this year for youth facilities, in addition to money spent by other departments on youth activities such as the Community Games, Junior Street Leaders and Young Friends of Parks.'

Lines 4-6: **delete** 'evidence of dissatisfaction with services provided highlighted in the MORI poll of service users presented to the executive in November 2006' and replace with 'the recent pupil voice and MORI surveys of young people in Southwark which show that 63% of primary pupils and 57% of secondary pupils think that there are always or usually enough things to do outside of school, and 30% would like better youth clubs to make their area a better place to live.'

Line 7: **delete** 'some' and replace with 'one third of the council's direct youth service budget funds a range of'.

Line 7: **delete** 'often' and **insert** 'including'.

Lines 8-9: **delete** 'providing a wide variety of provision are underfunded and struggling to maintain vital support they are giving to' and replace with 'provide a wide variety of provision that supports'.

Lines 11-12: **delete** 'present Young Southwark and partnership initiatives and the hard work of many staff, agencies and members of the local community' and **insert** 'hard work of Young Southwark and its partnerships'.

Line 13: **delete** 'working together and listening to young people' and **insert** 'in listening to and consulting young people, including regular meetings between Young Southwark Executive and young people across the borough.'

Lines 14-16: **delete** and **insert**: 'Council welcomes the current work underway to map the existing youth provision across the Borough and discussions with children and young people about what they want. Council fully supports the plans to integrate youth services into local areas, ensuring activities are properly planned with young people and coordinated at a local level, to meet the needs of young people.'

Line 18: **delete** 'appropriate'.

Lines 22-23: **delete** and **insert** 'Council assembly welcomes the important work carried out by school councils, Southwark Youth Council, Kickstart, Speakerbox and other organisations in representing the views of young people to the Council and other partners.'

Lines 24-27: **delete** and **insert** 'Council assembly supports the ongoing work to develop a comprehensive youth engagement structure to strengthen the engagement and involvement of young people from all communities in Southwark.'

**Delete** lines 28-end.

Amended motion now to read:

Council notes that Southwark spends £2.8 million on direct youth services each year, more than most other boroughs and that £2.5 million capital funding was provided in the budget this year for youth facilities, in addition to money spent by other departments on youth activities such as the Community Games, Junior Street Leaders and Young Friends of Parks.

Council assembly notes the recent pupil voice and MORI surveys of young people in Southwark which show that 63% of primary pupils and 57% of secondary pupils think that there is always or usually enough things to do outside of school, and 30 % would like better youth clubs to make their area a better place to live.

Council notes that one third of the council's direct youth service budget funds a range of voluntary organisations, including black and minority ethnic (BME) groups, providing a wide variety of provision that supports young people within their own communities.

Council assembly notes the hard work of Young Southwark and its partnerships in listening to young people and consulting young people, including regular meetings between Young Southwark Executive and young people across the Borough.

Council welcomes the current work underway to map the existing youth provision across the Borough and discussions with children and young people about what they want. Council fully supports the plans to integrate youth services into local areas, ensuring activities are properly planned with young people and coordinated at a local level, to meet the needs of young people.

Council assembly recognises that young people and their parents will look for a wide variety of services and activities – some through extended school activities, some through local leisure centres, churches, tenant and resident associations (T&RAs) and the many voluntary and community groups, theatre, sports and art groups in the borough.

Council assembly welcomes the important work carried out by school councils, Southwark Youth Council, Kickstart, Speakerbox and other organisations in representing the views of young people to the Council and other partners.

Council assembly supports the ongoing work to develop a comprehensive youth engagement structure to strengthen the engagement and involvement of young people from all communities in Southwark.

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**ITEM 9 – MOTION 5 - UNITARY DEVELOPMENT PLAN** (see page 61)

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**AMENDMENT G**

**Moved:** Councillor Jonathan Mitchell

**Seconded:** Councillor David Hubber

Council assembly notes 6 (Line 12): **delete** 'retain' and **insert** 'object to'.

**Add** new Assembly notes 9 and 10 after current:

- 'the request by the executive to assembly to consider taking legal action in support of its campaign on development density;
- the subsequent decision by the government to return to the negotiating table.'

**Delete** lines 19-21 and **insert:** 'Council assembly welcomes the support shown for its campaign by local MPs and GLA member.'

After line 21, **insert** new paragraph: 'Council assembly welcomes the decision by the government to negotiate in good faith on these issues.'

**Delete** lines 23 - end and **insert:**

- 'to negotiate with the government to seek an agreement which will recognise the suburban character of Rotherhithe, East Dulwich, Herne Hill, Nunhead and North Dulwich;
- To consider what further action might be appropriate if negotiations fail to achieve an acceptable resolution.

Motion now to read:

Council assembly notes:

- the suburban character of Rotherhithe, East Dulwich, Nunhead and Herne Hill;
- the proposal to retain the designation of these areas as suburban in the council's new unitary development plan;
- that the UDP would limit housing densities to a maximum of 350 habitable rooms per hectare in these areas;
- the strong support shown by Southwark residents for this aspect of the council's UDP;
- that the provision of affordable homes in Southwark is a crucial issue and that the council is on course to meet its targets in this regard – something that was recognised by the Inspector who scrutinised the draft UDP;
- the decision by the Mayor of London to object to the designation of the 'suburban north zone' including Rotherhithe, East Dulwich, Herne Hill, Nunhead and North Dulwich;
- the decision by the secretary of state to direct Southwark to amend its UDP overruling the clear recommendations of the independent inspector;
- that the UDP has received unanimous cross party backing within this council chamber on its recommendations with regards to density;

- the request by the executive to assembly to consider taking legal action in support of its campaign on development density;
- the subsequent decision by the government to return to the negotiating table.

Council assembly welcomes the support shown for its campaign by local MPs and GLA member.

Council assembly welcomes the decision by the government to negotiate in good faith on these issues.

Council assembly calls on the executive:

- to negotiate with the government to seek an agreement which will recognise the suburban character of Rotherhithe, East Dulwich, Herne Hill, Nunhead and North Dulwich;
- To take legal action to force the secretary of state to reconsider her direction if negotiations fail to achieve an acceptable resolution.

#### **AMENDMENT H**

**Moved:** Councillor Barrie Hargrove

**Seconded:** Councillor Gordon Nardell

1. Paragraph 3: after "Simon Hughes" **insert** ", Harriet Harman" and **delete** remainder of paragraph after "Val Shawcross".

2. **Insert** new paragraph 4:

"Council assembly affirms its support for local planning policies that enable the council to resist development at densities that are inappropriate to local character. We note that the secretary of state's reasons for her direction include the draft Further Alterations to the London Plan, which characterise "urban" areas as those with 'for example terraced houses, a mix of different uses, medium building footprints and typically buildings of two to four storeys', and the observation that 'the lower density range (which overlaps with that of suburban) is appropriate for less accessible sites'. These provide welcome scope for negotiation of modifications to UDP policy that are acceptable to local communities while meeting the concerns behind the secretary of state's direction.

3. Paragraph 4: after "Council assembly" **insert** "welcomes the recommendations made by the planning committee, and accepted by the executive, on March 20".

4. Paragraph number (10): after "action" **insert** ", including a legal challenge," and **delete** "change her designation" and **insert** "withdraw her direction".

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**ITEM 9 – MOTION 6 - BLACK AND MINORITY ETHNIC (BME) STAFF** (see page 62)

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**AMENDMENT I**

**Moved:** Councillor Columba Blango

**Seconded:** Councillor Jelil Ladipo

**Delete** lines 4-8 and **insert:**

'Council assembly notes the positive action taken by the council to address the concerns of BME staff including the active support of the BME staff group, the development programme for potential managers of the future and the fact that the staff survey conducted by MORI in October 2006 showed rising satisfaction among staff with the council's commitment to equality and diversity in practice and in principle and with its record as an employer.

Council assembly welcomes the determination of the council to stamp out all incidences of discriminatory behaviour, particularly those based on race.

Council assembly notes the positive work of the BME staff forum and the disciplinary appeals committee in helping to eradicate discriminatory behaviour.

Council assembly notes the whistle-blower's charter and encourages any staff member who believes they have been a victim of discriminatory behaviour to follow this route.



<b>Item No.</b> 9.	<b>Classification:</b> Open	<b>Date:</b> March 28 2007	<b>Meeting Name:</b> Council assembly
<b>Report title:</b>		Motions – Comments from officers	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		Director of Legal and Democratic Services	

**2. MOTION FROM COUNCILLOR KIRSTY MCNEILL** (Seconded By Councillor Paul Bates)

**District Heating Systems**

Council notes:

- (1) When the Heygate heating fails it also fails on the neighbouring Salisbury estate, which is run off the same system;
- (2) So far this year, the heating has been out for 3 days in January, 9 days in February and 5 days in March. Outages occur with no warning and can last for several hours;
- (3) Heating outages have also taken place on the Aylesbury estate over this period including during Christmas when the heating failed on a number of blocks;
- (4) That this is taking place at the time when heating charges for Southwark's tenants are increasing by 46%;
- (5) These cost increases come following increases in charges of more than 29% for tenants across the borough last winter; and,
- (6) Leaseholders have been warned that increases in the region of 62% should be anticipated.

Council believes:

- (7) Responsibility for the disrepair and poor maintenance of the heating falls squarely with the council and residents are being systematically denied the services they pay for;
- (8) Residents and leaseholders should not face massive price hikes for the provision of services which are totally unreliable and sub-standard;
- (9) Residents should be adequately compensated for the loss of heating and hot water experienced during this very cold and wet winter, including on one day of snow;
- (10) Residents suspect that the continued failings of their heating and hot water supply are part of a systematic campaign to run down their estate so that people voluntarily leave before the regeneration. They cite the poor standards of lift maintenance, pest control, external repairs and estate cleaning as further evidence that there has been a deliberate decision to render the Heygate inhabitable; and,
- (11) Council believes that regeneration should not be an excuse to abandon the residents of the Heygate, Aylesbury estates and wider Elephant and Castle neighbourhood.

Council therefore resolves:

- (12) To request the executive to report on the feasibility and cost of replacing the district heating system in full;
- (13) To request the executive to undertake a full cleaning of the system to prevent further blockages and leaks;
- (14) To call on the executive to consider freezing district heating charge rises for residents and leaseholders on the Heygate, Aylesbury and Salisbury estates; and,
- (15) To request the executive provides compensation for the repeated and substantial loss of heating service this winter.

### **Comments of the Strategic Director (Environment and Housing)**

The heating system serving the Heygate and Salisbury estates is linked, is over thirty years old, and has reached the end of its design life. The main cause of breakdowns is due to leaks in the underground pipe work.

Full analysis of the system has now been undertaken and has shown that the corrosion to the underground pipes is such that it is not possible to maintain the existing system in its current state. Replacing the distribution system would cost in the region of £2m and is not a sensible use of limited resources given the timescale for regeneration of the Heygate estate. However, replacing the worst of the underground pipe work with short life material is proposed as the most appropriate way forward. This will substantially reduce breakdowns and greatly improve the service to tenants and leaseholders.

The proposal for a full cleaning of the systems is not recommended however as this will expose weaknesses in the pipe work and further reduce its life. Costs for these works would be £227,000 but this cost will be offset by the estimated cost of repairs for the next 3-4 years. These works will be undertaken during the summer of 2007.

In the longer term, it has always been intended that the Salisbury estate would be connected to a new district heating system implemented as part of the Elephant and Castle regeneration and that in fact district heating for the entire area will be significantly enhanced as part of this programme. This strategy accords to the council's policy commitment to reduce its impact on climate change as outlined in the report received by the executive on December 12 2006.

Between the demolition of the Heygate estate and a new system being implemented for the Salisbury estate heating needs will be met by the use of a temporary gas boiler plant.

Heating charges are directly linked to the price the council pays for its gas supplies. The cost of gas procured by the council is considerably lower than that paid by individual consumers. Whilst there have been recent decreases in prices paid by individual consumers the costs charged to tenants and leaseholders are still lower than the cost incurred by individual consumers, the gas market is highly volatile and prices are determined by the speculative views of gas traders. The council cannot take the risk of price fluctuations based on the stock market, as this would lead to uncertainty for tenants and

leaseholders and potentially subject them to significant changes to costs during each financial year.

In terms of compensation for loss of heating and hot water, the council policy, which was updated in October 2005 is very comprehensive and accords with the Ombudsman best practice guidance. The policy has been applied to instances of outages on the Heygate Estate and compensation has been paid.

There is no systematic campaign to run down the Heygate estate, Aylesbury estate or the wider Elephant and Castle neighbourhood, in fact additional resources in terms of staff and maintenance costs as well as bespoke investment monies have been allocated to the area.

A comprehensive action plan is currently under development for the Heygate estate in recognition of its particular circumstances and will ensure that a coherent approach to investment, maintenance and service delivery is taken prior to the estates regeneration. This is an approach we will utilise for all estates that are subject to regeneration in the future.

A report on all heating systems for housing will be submitted to the executive in the next financial year.

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

**7. MOTION FROM COUNCILLOR ROBERT SMEATH** (seconded by Councillor Evrim Laws)

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

**Caribb Youth Football**

Council assembly notes the tremendous work and support Southwark Caribb Sport Association has been providing for young people both girls and boys from across the borough over many years.

Council assembly notes the contribution of volunteers, week in week out, who provide the help and guidance for young people and recognises their efforts their admirable efforts at involving a wide range of young people in activities.

Council assembly notes that Southwark council was found to be the worst borough in London for child obesity.

Council assembly notes the substantially large number of teams and young people already taking part in activities on this park and using these facilities

Council assembly believes their achievements are evident in the large number of young people benefiting from their activities, parents support and sporting successes.

Council assembly believes all members should be mindful of the education and personal development value of team sports and the benefit to young

adults, particularly at a time when a few of them are attracted to anti-social behaviour.

Council assembly believes that that the planned changing and other facilities will be wholly inadequate for the number of users.

Council assembly believes the call for additional facilities to the ones now in construction on Peckham Rye Park is justified.

Council assembly asks the executive member to review the situation with a view to providing additional changing facilities on Peckham Rye Park at least by the autumn of this year.

### **Comments of the Strategic Director (Environment and Housing)**

Southwark Council is fully aware of the work undertaken by Southwark Caribb and the considerable effort it is making to provide opportunities for young people in Southwark to play sport. The council offers Caribb and other clubs a number of support activities including assistance for clubs to achieve the FA Chartermark standard, improving the coaching qualifications of their staff, support in fundraising and other courses to assist in the running of their clubs. There is no question but that this relationship will continue and develop in the coming years.

Specifically in respect of Caribb, the council has granted priority use of Southwark Sports Ground (Dulwich) and Peckham Rye. Caribb is also planning a major sports event this summer and the council has committed to assisting with this. The council has supported Southwark Caribb by offering it preferential booking for Peckham Rye for the 2007/08 season and access to Southwark Sports Ground. The club has also been offered the use of the purpose built facility at Burgess Park but has declined to take up this offer.

On the specific issue of childhood obesity, the council is fully committed to helping to address this by delivering sport and physical activity on an increasingly large scale throughout the borough. The Southwark Community Games, for example, is a year round programme of high quality sports coaching and competition for 7 to 16 year olds. Our target this year is 8,000 young people regularly involved and we aim to increase this over time. The main objective is to significantly increase and sustain participation in sport by our young people and in doing so build on the borough's success at the London Youth Games.

It has been a number of years since there have been adequate sports changing facilities on Peckham Rye Park. In 2002/3 the Council demolished the former changing rooms which had been badly vandalised and condemned a number of years before.

The council has a policy of providing parks-based sports facilities and is also improving its stand-alone sports grounds. To this end, the council has entered into a successful relationship with the Football Foundation that has resulted in the development of the £1.9m Youth Sports Centre on Burgess Park. The council will complete the construction of a similar facility at Mellish Fields in Rotherhithe in winter 2007, also part-funded by the Football Foundation. The redevelopment of Greendale and Homestall Sports Grounds is also in our future plans and feasibility studies will commence as a first stage as soon as

possible. We will consult fully with all the key stakeholders (including local sports clubs such as Caribb) during this process.

Our aim is to provide high quality, dedicated and safe sports venues, for local schools, sports clubs (such as Caribb) and the community in general to enjoy and improve their quality of life. The most effective model for achieving this is seen as natural and all-weather outdoor sports facilities and changing provision that complies with national standards (set by Sport England). A secure site and full access control are essential for protecting the quality of provision and the safety of users. Burgess Park and Mellish Fields conform to this model.

The Homestall Road Development will take time to deliver and as an interim measure a new two room changing facility will be provided as an annexe to the new park café (henceforth “the café changing room”). This will be completed in July of this year. It will be significantly better than anything previously provided and the new facility conforms to Sport England guidelines for quality, size and health and safety considerations. It will, of course be of use for many years in the future to people playing football on the Rye but is not intended as a dedicated base for club football which is a more expensive and long term project for Homestall Road.

Pending the completion of the café changing rooms, the council had provided temporary changing facilities in one of the remaining Prisoner of War (POW) Huts on the Peckham Rye car park. The POW hut has, however, recently been condemned following an engineers report and purely as a stop-gap the council has provided a modest but secure mobile container with heating and lighting for the teams to change in.

Despite the fact that the café changing room will soon be provided the council does recognise that the number of people involved in football on the Rye is now growing at a significant rate. In acknowledgement of this additional demand, the council is investigating the provision of additional, temporary mobile changing rooms to meet the needs of young sports people on Peckham Rye. These structures take up to eight weeks for delivery and will require planning permission once the necessary funding is identified.

The proposed structures are only “temporary” in so far as they are pre-fabricated and portable, with proper maintenance and unless they are vandalised, they could be there at least until Homestall Road is completed. The clubs tell us that vandals would not target them if they were being regularly used by local children.

Providing more permanent changing of the sort that is required by clubs on the current site would be extremely costly and would divert significant capital funds that could be spent on match funding a much better solution at Homestall Road.

**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
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