



EXECUTIVE (SPECIAL)

MINUTES of the (special) meeting of the EXECUTIVE held on Tuesday September 27 2005 at 7.00pm at the premises of the Magic Eye Theatre Company, Havil Street, London SE5 7SD

PRESENT: Councillor Catherine Bowman, Deputy Leader (in the chair)
Councillor Columba Blango, Equalities, Culture and Sport
Councillor Stephen Flannery, Housing Management
Councillor Paul Kyriacou, Communications and Performance Improvement
Councillor Caroline Pidgeon, Education
Councillor Richard Porter, Regeneration and Economic Development
Councillor Richard Thomas, Environment and Transport
Councillor Lorraine Zuleta, Resources

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Denise Capstick and Nick Stanton.

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

The chair agreed to accept the following late item as urgent, the reasons for urgency to be specified in the relevant minute:-

Open agenda

Item 10 – The Future of Bishops House

3 DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor Richard Porter declared a personal non-prejudicial interest in item 7 – The Aylesbury Estate: Revised Strategy as he shared a house with a person who had leaseholder interests on the estate.

The executive considered the items set out on the agenda, a copy of which has been incorporated in the minute file. Each of the following paragraphs relates to the item bearing the same number on the agenda.

Note: The items were considered at the meeting in the following order 9, 10, 5, 4, 6, 8, 7 but are listed in the order they appeared on the agenda for ease of reference.

4 **DEPUTATION REQUEST – AYLESBURY NEW DEAL FOR COMMUNITIES PARTNERSHIP BOARD**

The executive received a deputation from the Aylesbury New Deal for Communities Partnership Board in respect of the proposals for the Aylesbury estate. The spokesperson for the deputation was Mr Tony Taite, chair of the Aylesbury New Deals for Communities Partnership Board.

RESOLVED: That the comments of the deputation be noted.

5 **DEPUTATION REQUEST – CHAIRS OF THE FOUR TENANTS AND RESIDENTS ASSOCIATIONS ON THE AYLESBURY ESTATE**

The executive received a deputation from the chairs of the four tenants and residents associations in respect of the proposals for the Aylesbury estate. The spokespersons for the deputation were Ms Jean Bartlett, chair of the Aylesbury Tenants and Residents Association (speaking on behalf of all four tenants and residents association on the estate) and Mr Ian Gardner of the Thurlow Lodge tenants and residents association.

RESOLVED: That the comments of the deputation be noted.

6 **DEPUTATION REQUEST – AYLESBURY TENANTS FIRST**

The executive received a deputation from 'Aylesbury Tenants First' in respect of the proposals for the Aylesbury estate. The spokespersons for the deputation were Ms Aysen Dennis and Mr Piers Corbyn.

RESOLVED: That the comments of the deputation be noted.

7 **THE AYLESBURY ESTATE: REVISED STRATEGY** (see pages 1 to 25)

- RESOLVED:**
1. The executive:-
 - a. Gives 'in principle' support to a new strategy for the redevelopment of the Aylesbury Estate which is based upon the creation of a high quality, mixed tenure, urban area as laid out in the report, subject to the points below and to full final financial assessments.
 - b. Requests that officers communicate this decision to appropriate Government departments and seek to (re) negotiate funding arrangements as necessary.
 - c. Requests that officers produce a detailed project plan with clear timescales, milestones and resource implications and report back to the executive by the end of the year.
 - d. Requests that officers produce a robust communications and consultation strategy in close partnership with the Aylesbury New Deal for Communities (NDC).

- e. Notes the list of issues raised by the NDC and Council responses (annex B of the report), the existence of the Heygate and former Faraday offers, and gives a commitment to develop a decant and re-housing policy with the 4 Aylesbury Tenants and Residents Associations (TRAs) that will endeavour to incorporate the best elements of both.
- f. Requests that officers proceed with proposals for the re-provision of the day centre and delivery of 100 new social housing units to ensure that continuing visible progress is made.
- g. Requests that officers consider the specific issues of leaseholders and bring forward a further report on proposals.
- h. Requests that officers develop a detailed investment programme for maintaining the estate during the redevelopment in consultation with the TRAs and Area Forum and report back to the executive by the end of the year. The programme to take account of the anticipated life of the buildings, the suspended Planned Preventative Maintenance (PPM) programme and should focus on heating and community safety. To be funded from within the current housing investment programme.
- i. Agrees to the establishment of a steering group to oversee the programme comprising as a minimum, representatives of the four TRA's, the Council, the NDC and local ward councillors.
- j. Agrees the Community Impact Statement attached at annex D of the report and requests the development of a more detailed equalities impact assessment which will inform the masterplan and detailed development programme.
- k. Notes that the elderly and vulnerable living on the estate will require additional support measures to be put in place during the lifetime of the programme.
- l. Requests that the NDC Board consider the likely impact of any redevelopment of the estate on their current regeneration programme and make recommendations as to how the programme might be re-shaped to meet the new challenges of a redevelopment process and the creation of a new neighbourhood.

8 DEPUTATION REQUEST – AYLESBURY LEASEHOLDERS GROUP (see pages 1 to 25)

The executive received a deputation from the Aylesbury Leaseholders Group in respect of the proposals for the Aylesbury estate. The spokesperson for the deputation was Ms Cathy McIver.

RESOLVED: That the comments of the deputation be noted.

9 **DEPUTATION REQUEST – PARENTS WITH CHILDREN AT BISHOPS HOUSE CHILDREN’S CENTRE**

The executive received a deputation from the parents with children at Bishops House Children’s Centre in respect of the future of Bishops House. The spokesperson for the deputation was Ms Brenda Ellis.

RESOLVED: That the comments of the deputation be noted.

10 **THE FUTURE OF BISHOPS HOUSE** (see pages 26 to 35)

This item had not been circulated 5 clear days in advance of the meeting. The chair agreed to accept the item as urgent to allow either the planned works to proceed as soon as possible and with minimum disruption, leading to the re-opening of the facility or enable officers to plan long term for the redeployment of staff and children.

- RESOLVED:**
1. That the allocation of £777,076.00 in capital funds to refurbish Bishops House be agreed and officers be instructed to proceed with the development of Bishops House as a Children’s Centre in Newington Ward.
 2. That the Director of Children’s Services consult with parents, carers, staff and partnership agencies on the future delivery of children’s centre activities and the potential for a relationship between Bishops House and the local primary school in Newington Ward (Keyworth Primary School).

The meeting ended at 9.00pm

CHAIR:

DATED:

DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 18 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS MIDNIGHT, WEDNESDAY OCTOBER 5 2005

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.