



MAJOR PROJECTS BOARD (EXECUTIVE COMMITTEE)

MINUTES of the OPEN section of the meeting of the MAJOR PROJECTS BOARD (EXECUTIVE COMMITTEE) held on Thursday June 14 2007 at 9.30am at the Town Hall, Peckham Road, London SE5 8UB

PRESENT: Councillor Nick Stanton, Leader
Councillor Kim Humphreys, Deputy Leader and Housing Management
Councillor Richard Thomas, Regeneration
Councillor Caroline Pidgeon, Children's Services and Education
Councillor Toby Eckersley, Resources

1. APOLOGIES FOR ABSENCE

There were no apologies for absence received.

2. MEMBERSHIP AND TERMS OF REFERENCE

The committee noted the membership and terms of reference.

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

There was one late and urgent items received which the chair accepted for the reasons set out in the report:

- Establishment of the Aylesbury Trust and the acquisition by the Trust of the William IV public house

The chair noted that the following documents had also been circulated:

- Major Projects Programme Plan – June 14 2007
- Major Projects Risk Assessment – June 2007
- Map - William IV Public House

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no disclosures of interests or dispensations.

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

5. **MINUTES**

RESOLVED: That the minutes of the open section of the meeting held on May 10 2007 be approved as a correct record and signed by the chair, subject to the following amendments:

- On page 3, item 1 be reworded in line three so it reads “forthcoming proposals in advance of their submission in the planning application.”
- On page 3, item 3, delete all and insert “Parking – The project director to provide further information on policies with regard to parking provision and entitlement to resident permits in connection with future residential developments, including on the Castle House and London Park Hotel sites.”

6. **AYLESBURY ESTATE REGENERATION – REHOUSING POLICY UPDATE** (see pages 1 to 9)

Members asked for the following information:

1. The finance director to clarify his advice in paragraph 38 regarding the potential additional cost of providing extra rooms, in particular whether there would be a need for differential charging for two bedroom properties.
2. Officers to provide information on any possible impact on housing benefit entitlement.
3. Officers to provide an update on current tenancy obligations relating to the taking in of lodgers and what steps, if any, might be required to prevent abuse/sub-letting.

Members noted that as reports reflect a corporate view the need for separate officer comments should be kept to a minimum, except where the advice was essential e.g. legal, finance, property issues.

- RESOLVED:**
1. That the extra bedroom entitlement for Aylesbury tenants being rehoused in regeneration schemes be extended to qualifying under occupiers of 2 bedroom properties.
 2. That it be noted the effect of the decision is to align the rehousing policy with that for the Heygate estate.
 3. That the effect of the policy be monitored through the lettings process and reported back to the major projects board at regular intervals.

7. **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** (See pages 10 to 21)

RESOLVED: That the major projects board recommended to the executive:

1. That the acquisition of leasehold interests in properties known as George Tingle and Larnaca Houses Grange Walk through negotiation be approved.
2. That the executive resolves to make a compulsory purchase order for the acquisition of the leasehold interests (and other interests as may arise); and that the executive delegates to the head of property 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).
3. That the executive delegates the negotiation and agreement of compensation terms for the acquisition of relevant interests to the head of property.
4. That the executive approves the appropriation of the site for planning purposes.

8. **ESTABLISHMENT OF THE AYLESBURY TRUST AND THE ACQUISITION BY THE TRUST OF THE WILLIAM IV PUBLIC HOUSE** (see pages 22 to 33)

This report had not been circulated five clear days in advance of the meeting. The chair agreed to accept the as late and urgent business because it was essential that the programme of transition from New Deal for Communities (NDC) to Trust commenced immediately to ensure that all necessary measures are taken to ensure a timely and effective transition in April 2008. Furthermore the acquisition of William IV public house needed to be completed as soon as possible to ensure the NDC's capital programme is fully utilised in support of much needed local improvements and avoid any risk of claw back.

Officers undertook to look at seeking some form of indemnity from central government.

The committee considered the issue of the acquisition set out in recommendation 1 (vi) of the report in closed session.

- RESOLVED:**
1. That the major projects board agreed to consider further the creation of a loan facility to finance early works on the Aylesbury estate.
 2. That the major projects board requested that officers from major projects, financial management services (FMS), NDC and Government Office for London (GOL) develop a detailed financial agreement, to include a risk assessment, to be reported to a future meeting of the committee.

3. That the major projects board agreed to the establishment of the Aylesbury Trust as outlined in the report and agreed that the council's representation on the trust should be one executive member and one ward councillor. The board expressed concern that the trust should reflect a wide group of local stakeholders.
4. That the major projects board agreed the proposals for consultation and governance contained in the report with two key exceptions. First, the board agreed that the trust nominates one member to the Aylesbury Area Board (rather than two as proposed in the report). Secondly, it agreed that the new physical projects group (a merger between the steering group and the physical environment group) should continue in the role of the current steering group and not become a sub-group of the trust as proposed in the report.
5. That the major projects board noted the proposals for NDC staffing and requested that officers undertake a detailed financial appraisal of the potential costs and any significant human resource implications which will be brought back to the board prior to the board or executive giving its 'in principle' consent to this element of the report.

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 categories 1 and 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 minutes of the closed section of the meeting held on May 10 2007 were approved as a correct record and signed by the chair, subject to the same amendments set out in the open minutes (see open agenda, item 5)

2. 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

The board recommended the acquisition to the full executive. The recommendation of the board is set out in full in item 7 on the open agenda.

3. ESTABLISHMENT OF THE AYLESBURY TRUST AND THE ACQUISITION BY THE TRUST OF THE WILLIAM IV PUBLIC HOUSE

In respect recommendation 1(iv), as the accountable body for the Aylesbury NDC, the major projects board noted the advice of the head of property reported orally by the project director. The board agreed that upon receipt of this advice in writing consideration be given by the new trust to the acquisition of the William IV public house on the terms laid out in the report.

4. **PROGRAMME PLAN - UPDATE**

The programme plan and risk assessment was noted. The interim strategic director (major projects) stated these were high level documents and would be further developed for the next meeting. He asked that the plan be the first item on future agendas.

The meeting closed at 11.10am.

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 WILL NOT BE IMPLEMENTABLE UNTIL AFTER THAT DATE. SHOULD A DECISION OF THE MAJOR PROJECTS BOARD BE CALLED-IN FOR SCRUTINY, THEN THE RELEVANT DECISION WILL BE HELD IN ABEYANCE PENDING THE OUTCOME OF SCRUTINY CONSIDERATION.