



## **MAJOR PROJECTS BOARD (EXECUTIVE COMMITTEE)**

MINUTES of the OPEN section of the meeting of the MAJOR PROJECTS BOARD (EXECUTIVE COMMITTEE) held on MONDAY JULY 30 2007 at 2.00pm at the Learning & Development Centre, Cator Street, London

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**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

**ALSO**

**PRESENT:** Jon Abbott, Assistant Project Director, Elephant and Castle Development and Special Projects, Regeneration Neighbourhoods  
Melanie Watts, Communications Manager, Major Projects, Regeneration Neighbourhoods  
Paul Scaplehorn, Senior Surveyor, Regeneration Neighbourhoods, Elephant and Castle Development and Special Projects  
Stephen McDonald, Interim Director, Major Projects, Regeneration Neighbourhoods  
Claire Brown, Programme Manager, Major Projects, Regeneration Neighbourhoods,  
Martin Smith, Elephant Links Director, Regeneration Neighbourhoods  
Ian Millichap, Constitutional Manager, Legal and Democratic Services  
Stephanie Fleck, Legal Officer

### **1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Kim Humphreys, Deputy Leader and Housing Management. Apologies for lateness were received from Councillor Richard Thomas.

### **2. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS AS URGENT**

There were no urgent items of business.

The chair noted that the following documents had also been circulated in Supplemental Agenda No. 1:

- Item 5 - Major Projects Board Meeting Plan
- Item 6.2 – Update on Multi-Utility Services Company (MUSCO)
- Item 6.3 – Update on Heygate Action Plan
- Item 6.2 – Update on Southwark Schools for the Future

#### 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 June 14 2007 be approved as a correct record and signed by the chair.

With regard to the second bullet point on page 2 of the minutes of the meeting held on June 14, the leader asked that a report providing further information on policies with regard to parking provision and entitlement to resident permits in connection with future residential developments be included on the next major projects board agenda for information.

#### **PART A – OPEN BUSINESS**

#### **REPORTS FOR INFORMATION**

#### 5. **MAJOR PROJECTS BOARD MEETING PLAN** (see pages 1-4, Supplemental Agenda No 1)

Members asked for the following additions to the 12 month meeting plan set out in Appendix 1:

- September 2007 - Report for information on review of supply and demand on early housing sites including the process on the Heygate estate;
- September 2007 – Update on Elephant & Castle negotiation process and parking issues around Elephant & Castle
- September 2007 – Briefing paper on Aylesbury APP highlighting key issues from the issues and options paper, principally covering finance, risk, procurement and partnering options.
- September 2007 - Paper on early housing sites, covering responses to pre-planning consultation, and the action the council is taking particularly around communication with residents about changes to plans and including maps);
- November/December 2007 – Report on issues arising from the Decent Homes strategy.

**RESOLVED:** That the major projects board noted the:

- Draft programme for the Major Project Board for the next 12-18 months (see Appendix 1), subject to the following additions, subject to the above requested updates.
- Proposed model of agenda for future meetings; and,
- Plans to consult with executive members and staff to ensure risk and programme management operate successfully for the board.

## 6. PROJECTS UPDATES

### 6.1 ELEPHANT & CASTLE UPDATE

The strategic director reported on the framework for the negotiating strategy with the council's preferred partner. Members discussed the issue and asked that reports back on the negotiations be received by the major projects board thus avoiding the need for separate briefings:

Members raised the following points:

1. Southern Roundabout - Officers were asked to provide Councillor Toby Eckersley with a briefing on the design and impact of the Southern Roundabout scheme at Elephant & Castle.
2. Planning proposals - Members asked officers to pursue the need for a properly resourced communications strategy on the housing proposals in advance of their submission in a planning application. Officers undertook to meet with the relevant communication managers from the housing associations to ensure this was happening.
3. Petition on Rodney Road shops – Members asked officers to prepare a letter to those who has signed the petition.

**RESOLVED:** That the board noted that it would receive further report backs on the negotiations strategy with the council's preferred partner.

### 6.2 UPDATE ON MULTI-UTILITY SERVICES COMPANY (MUSCO) (see pages 5-8, Supplemental Agenda No 1)

With regard to the involvement of housing associations in the MUSCO, members requested a further report on those housing associations signing up to participate in the MUSCO, including whether the council is satisfied the sites are a reasonable distance from the centre of the Elephant & Castle and addressing the likely impact of any road works on the area.

The strategic director advised that the decision on preferred partner selection, referred to in the timetable set out in paragraph 15 of the report, would be considered by the major projects board.

**RESOLVED:** That the report be noted.

## **Adjournment**

At 3.22pm it was move, seconded and agreed that the meeting stand adjourned for a period of 5 minutes. The meeting reconvened at 3.27pm.

### **6.3 UPDATE ON HEYGATE ACTION PLAN** (see pages 9-15, Supplemental Agenda No 1)

With regard to the re-housing of residents, members discussed the issue of improved co-ordination between the availability of new homes on home search and managing the supply of homes available to those living in the housing regeneration areas. The strategic director for regeneration and neighbourhoods undertook to review the current process for the management of demand and supply of new properties.

**RESOLVED:** That the report be noted.

### **6.4 AYLESBURY NDC UPDATE**

The project director reported that officers were currently in phase 2 (exploring issues and options) which would lead to the council's preferred options to ensure the delivery of the Aylesbury Action Plan. The council was taking the initial steps to consider the procurement options available. In the event the partnerships option was to be pursued previous experience demonstrated that this can take some time as partner development is a long process.

Members requested officers provide a report to the next meeting of the board on September 25 2007 exploring more fully the options. The report should also take account of the potential opportunities in the Housing Green Paper proposals.

With regard to Right to buy, members requested legal advice on the most appropriate route as part of the decision making process to consider the commencement of the procurement and its likely impact on the right to buy.

**RESOLVED:** That the next major projects board meeting receive a report exploring more fully the procurement options. The report should also take account of the potential opportunities in the Housing Green Paper proposals.

### **6.5 UPDATE ON SOUTHWARK SCHOOLS FOR THE FUTURE** (see pages 16-17, Supplemental Agenda No 1)

**RESOLVED:** That the report be noted.

### **7. ELEPHANT AND CASTLE REGENERATION - APPROVAL OF PREPARATION, SEEKING AUTHORISATION AND USE OF COMPULSORY PURCHASE POWERS IN THE ELEPHANT AND CASTLE CORE AREA. APPROPRIATION OF LAND WITHIN ELEPHANT AND CASTLE CORE AREA FOR PLANNING PURPOSES.** (see pages 6 to 20)

- RESOLVED:**
1. That the major projects board resolved to make a compulsory purchase order ("CPO") for the acquisition of all relevant property interests (i.e. freehold and leasehold interests) which are not already owned by the council which it is necessary to acquire for the purposes of the Elephant and Castle regeneration) within the area edged in the plan attached as Appendix 1 to the report ("the core area").
  2. That subject to the terms of the report the major projects board delegated to the head of property authority to make, progress and conclude the CPO and the acquisition of the relevant property interests, which shall include (but not exclusively):
    - (a) carrying out land referencing and preparing a schedule of the relevant property interests to be affected and serving any requisitions for information;
    - (b) deciding when the CPO should be made;
    - (c) preparing all necessary documentation, including the CPO, the order plan and the statement of reasons;
    - (d) submitting the CPO to the Secretary of State for confirmation;
    - (e) publishing requisite advertisements and notices in connection with the CPO;
    - (f) preparing any necessary public inquiry documentation;
    - (g) engaging professional consultants, solicitors and counsel in connection with the CPO and any public inquiry;
    - (h) dealing with any blight notices;
    - (i) agreeing compensation payable to the owners of relevant property interests and conducting proceedings in the Lands Tribunal in relation thereto;
    - (j) exercising the CPO in order to vest title to the relevant property interests in the council (preparing and serving notices to treat and of entry, or making general vesting declarations, as appropriate, and entering into such other documents as are necessary to vest title in the council);
    - (k) the doing of any other thing which is conducive or incidental to making, progressing, completing and exercising the CPO and acquiring the relevant property interests.
  3. That the head of property be authorised to acquire the relevant property interests either by agreement or by virtue of the exercise of compulsory purchase powers.

4. That the major projects board authorised the entering into of a suitable indemnity agreement with the party selected as the council's master development partner to fund the acquisition and all other costs associated with the acquisition of interests within the core area other than the land shown as shaded on the plan in Appendix 2 attached to the report. This indemnity will be contained within the regeneration agreement or a separate agreement.
5. That the strategic director of major projects be authorised in conjunction with the head of property to exclude a relevant property interest from the CPO where that relevant property interest is to be developed in accordance with the Elephant and Castle supplementary planning guidance (SPG) or otherwise in a way which is consistent with the Elephant and Castle regeneration scheme.
6. That the council make available the necessary funds to complete the acquisition of all third party interests where the council is freeholder, currently estimated at £23.5m, of which £5m should be made available immediately (i.e. within financial year 2007/08).

**Note:** Resolution 6 above is subject to ratification by the full executive.

7. That the appropriation of council owned land (without dwellings) within the CPO Area from current departmental holdings (including housing) to holding for planning purposes be approved.
8. That the making of an application to the Secretary of State for Communities and Local Government for the appropriation of council owned land (with dwellings) within the CPO Area from current departmental holdings (including housing) to holding for planning purposes be approved.

## **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.

## **PART B – CLOSED BUSINESS**

### **1. MINUTES**

**RESOLVED:** That the minutes of the closed section of the meeting held on June 14 2007 be approved as a correct record and signed by the chair.

The meeting closed at 4.27pm.

**CHAIR:**

**DATED:**

**NOTE: A NOTICE OF DECISION FOR ITEM 7 WAS CIRCULATED AFTER THE MEETING PROVIDING A DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 18 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES OF MIDNIGHT, TUESDAY AUGUST 7 2007.**

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