



MAJOR PROJECTS BOARD (EXECUTIVE COMMITTEE)

MINUTES of the OPEN section of the meeting of the MAJOR PROJECTS BOARD (EXECUTIVE COMMITTEE) held on Tuesday September 25 2007 at 10.00am at the Town Hall, Peckham Road, London SE5 8UB

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

ALSO

PRESENT: Stephen MacDonald, Interim Director, Major Projects
Stephanie Fleck, Legal Officer
Richard Beckingsale, Navigent Consulting
Tim Thompson, Project Director, Major Projects
Paul Evans, Director of Regeneration
Deborah Collins, Strategic Director of Legal and Democratic Services
Claire Brown, Programme Manager, Major Projects
Duncan Whitfield, Director of Finance
Paula Thornton, Constitutional Officer
Andrew Weir, Constitutional Officer

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Richard Thomas and apologies for lateness were received from Councillor Caroline Pidgeon.

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 5.1 - Aylesbury - Delivery Issues
- Item 5.3 - Heygate Re-housing Project: Update
- Item 5.4 – Elephant and Castle Early Housing Sites Update

3. 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.

4. **MINUTES**

RESOLVED: That the minutes of the open section of the meeting held on July 30 2007 be approved as a correct record and signed by the chair.

5.1. **AYLESBURY – DELIVERY ISSUES** (pages 29-43)

The following points were raised as part of the discussion/update:

- Right to buy issues and impact on the future plans of the Aylesbury estate.
- Officers to bring information to the next meeting on the number of residents seeking right to buy on the Aylesbury estate and the number successfully completing purchases.
- That major projects board has the opportunity to have a more in-depth discussion on Aylesbury issues and options prior to January.
- Officers to provide different and 'creative' means to address leasehold issues. For example, the suggestion of using the transfer of property discount entitlement to another property was just one example discussed. Members asked to be briefed on the options available.

RESOLVED: That the delivery issues and options for the regeneration of the Aylesbury Estate set out in the paper prepared by Urban Initiatives be noted.

5.2. **HOUSING SUPPLY AND DEMAND MODEL**

Members were advised that this report had been withdrawn.

5.3. **HEYGATE RE-HOUSING PROJECT: UPDATE** (pages 44-71)

Members were updated on the plans for the re-housing of residents from the Heygate Estate.

The project manager advised that the target was to re-house 700 households from the Heygate Estate by September 2009 and then went on to outline the plan to assist residents in the re-housing process.

Members raised queries regarding the quality of properties being offered to residents in the re-housing process. They were advised by Councillor Kim Humphreys that the 'Southwark Standard' would be followed to ensure that properties were of a suitable standard. Members asked that checks should be made to ensure that this was being complied with.

- RESOLVED:**
1. That the plans to establish a co-located case management and estate management team to support the re-housing of Heygate residents be noted and endorsed.
 2. That the objectives, risks, challenges and timelines set out in the attached project initiation document be noted.

5.4 **ELEPHANT AND CASTLE EARLY HOUSING SITES UPDATE**

The following points were raised during the discussion:

- Concern about slippage in schedule which officers attributed to the complexity of the development.
- Parking permits and concerns about entitlements. Specific concerns of suspected abuses should be reported to officers to address through enforcement action.

RESOLVED That the report be noted.

6 **SITE G BERMONDSEY SPA: - DISPOSAL APPROACH AND RESOLUTION TO MAKE A COMPULSORY PURCHASE FOR SITE ASSEMBLY PURPOSES**

- RESOLVED**
1. That the approach that the site be offered in the first instance for purchase to Hyde Housing Association be approved.
 2. That in the event that it is not possible to agree satisfactory sale terms with Hyde Housing Association the site be offered for sale on the open market.
 3. When principal sale terms are agreed they be reported for an executive decision by major projects board.
 4. That the acquisition of the leasehold interest in the property known as 112 Spa Road and the freehold interest known as 90 Spa Road through negotiation be approved.
 5. That a compulsory purchases order for the acquisition of the leasehold and freehold interests (and other interests as may arise) in the site edged red on the plan at appendix A to this report be made; and that it delegated 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 or requisitions for information and vesting of title in the council (as appropriate).
 6. That the negotiation and agreement of compensation terms for the acquisition of relative interests be delegated to the head of property.
 7. That the appropriation of the site for planning purposes be approved.

7. DISPOSAL OF SITES F, S AND U BERMONDSEY SPA

RESOLVED That the major projects board approved that this regeneration site be sold to Hyde Housing Association on the terms set out in the report appearing on the closed part of the agenda and subject to relevant declarations of surplus being obtained for the disposal.

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. SITE G BERMONDSEY SPA: - DISPOSAL APPROACH AND RESOLUTION TO MAKE A COMPULSORY PURCHASE FOR SITE ASSEMBLY PURPOSES

The major projects board considered the closed information regarding this item. See item 6 in the open minutes for decision.

2. DISPOSAL OF SITES F, S AND U BERMONDSEY SPA

The major projects board considered the closed information regarding this item. See item 7 in the open minutes for decision.

The meeting closed at 12.25pm

CHAIR:

DATED:

DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 18 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS MIDNIGHT, TUESDAY OCTOBER 2 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.