



MAJOR PROJECTS BOARD (EXECUTIVE COMMITTEE)

MINUTES of the OPEN section of the meeting of the MAJOR PROJECTS BOARD (EXECUTIVE COMMITTEE) held on Thursday January 24 2008 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 Richard Thomas, Regeneration
Councillor Caroline Pidgeon, Children's Services and Education
Councillor Toby Eckersley, Resources

ALSO PRESENT: Stephen MacDonald, Strategic Director, Major Projects
Stephanie Fleck, Legal Officer
Tim Thompson, Project Director, Major Projects
Jon Abbott, Assistant Project Director, Major Projects
Eleanor Kelly, interim finance director
Brian Smith, Financial Strategy Accountant
Sara Browning, Southwark Schools for the Future
Richard Rawes,
Melanie Watts, Housing Communications Manager
Jennifer Seeley, Assistant Finance Director Strategic Projects
Patrick McGreal, Principal Surveyor, Major Projects
Martin Smith, Elephants Links Director
Ola Agbaimoni, Assistant Project Director, Elephant Links Partnership
Claire Brown, Programme Manager, Major Projects
Councillor Althea Smith
Sean Usher, Constitutional Officer
Ian Millichap, Constitutional Officer

1. APOLOGIES FOR ABSENCE

There were none.

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

The chair notified the meeting of an email sent relating to item 8.

3. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor Thomas declared a personal and prejudicial interest in the Canada Water item and in the Southwark Schools Project item.

The executive committee 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** (pages 1-5)

RESOLVED: That the minutes of the meeting held on November 21 2007 are approved as a correct record.

5.1. **AYLESBURY PROJECT UPDATE**

The officer reported that there were some budget issues relating to accessing the NDC fund.

- It was noted that a steering group of local residents was concerned at any delays in the project.
- There will be a meeting with ministers to discuss funding.
- A survey of local residents gave back to a 100% demolition of the current housing stock

RESOLVED: That the status report be noted.

5.2. **ELEPHANT & CASTLE PROJECT UPDATE**

- The officer reported that the main issue with the project was a problem with TfL and in particular the entrance to the Northern Line.

RESOLVED: That the status report be noted.

5.3. **SOUTHWARK SCHOOLS FOR THE FUTURE PROJECT UPATE**

RESOLVED: That the status report be noted.

5.4 **CANADA WATER PROJECT UPDATE**

RESOLVED That the status report be noted.

5.5 **BERMONDSEY SPA PROJECT UPDATE**

The officer reported that some items were late due to resources being moved to higher priority projects such as Heygate.

Resources were being sought in a recruitment drive.

RESOLVED: That the status report be noted.

6 **BUSINESS CONTINUITY AT THE ELEPHANT AND CASTLE**

This report was withdrawn.

7 **25-29 HARPER ROAD** (see pages 8-18 of agenda)

- RESOLVED:**
1. That the major projects board approved the acquisition of premises known as 25-29 Harper Road by Family Mosaic Housing Association through negotiation.
 2. That if Family Mosaic's negotiations prove unsuccessful, the major projects board resolved that a compulsory purchase order be made for the acquisition of the property interests in 25-29 Harper Road and 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 of requisitions for information and vesting of title in the council (as appropriate).
 3. That the major projects board delegated the negotiation and agreement of compensation terms for the acquisition of relevant interests to the head of property.
 4. That should the acquisition of 25-29 Harper Road by the council take place the major projects board approved its immediate transfer to Family Mosaic for consideration that covers in full all the council's costs incurred in acquiring the property and subsequently transferring it on.

8 **RESOLUTION TO MAKE A COMPULSORY PURCHASE ORDER IN FURTHERANCE OF HEYGATE EARLY HOUSING SITES**

- RESOLVED:**
1. That the major projects board approved the acquisition of the freehold interests and leasehold interests in shop premises known as 98-104 Rodney Road and the freehold interest in the Church Hall at Stead Street through negotiation subject to Guinness Housing Trust and Wandle Housing Association underwriting all the council's costs in making the acquisitions.
 2. That the major projects board resolved to make a compulsory purchase order for the acquisition of the interests set out in the above paragraph (and other interests as may arise); and that the board 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 of requisitions for information and vesting of title in the council (as appropriate).
 3. That the major projects board delegated the negotiation and agreement of compensation terms for the acquisition of relevant interests to the head of property.

4. That the board noted that the council's aspiration is for the Stead Street site to be developed in phases so that replacement retail units are open before the parade of shops in Rodney Road is demolished and that the current occupiers of those shops are given first refusal in leasing those new units on suitable terms.

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 November 21 2007 were approved as a correct record and signed by the chair.

The meeting closed at 12.30pm

CHAIR:

DATED:

DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 18 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS MIDNIGHT, THURSDAY JANUARY 31 2008.

THE ABOVE DECISION 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.