

Council Assembly (Ordinary Meeting)

Wednesday 13 July 2016

7.00 pm

Council Offices, 160 Tooley Street, London SE1 2QH

Tabled Items

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Date: 13 July 2016

QUEEN'S BIRTHDAY HONOURS 2016**Order of the British Empire
Commanders of the Order of the British Empire**

Professor Peter MCGUFFIN Clinical Psychiatrist, King's College London. For services to Biomedical Research and Psychiatric Genetics.

**Order of the British Empire
Officers of the Order of the British Empire**

Dr Ingrid WOLFE (Mrs Horton) Director, Evelina London Child Health Programme. For services to Child Health and Care.

**Order of the British Empire
Members of the Order of the British Empire**

Dr Miranda Clare Elizabeth LOMER Consultant Gastroenterology Dietitian, Guy's and St Thomas' NHS Foundation Trust. For services to Dietetics and Gastroenterology.

Dr Peter Adrian HINDLEY Consultant Child and Adolescent Psychiatrist, Paediatric Liaison, St Thomas's Hospital. For services to Children and Young People's Mental Health.

SOUTHWARK COUNCIL
COUNCIL ASSEMBLY
(ORDINARY MEETING)
WEDNESDAY 13 JULY 2016
PROGRAMME MOTION

The timings for the evening will be as follows:

Time	Business
	Ordinary Meeting
19:00 - 19:10	1. Preliminary business and announcements
19:10 - 19:20	4. Deputation Requests 1. In support of Southwark residents living with Motor Neurone Disease (MND)
19:20 - 19:25 (proposer and seconder's speeches only)	5.2 Members' Motions 1. Motor Neurone Disease Charter
19:25 – 20:30 (10 minutes) (10 minutes) (7 minutes) (5 minutes) (30 minutes) (3 minutes)	Themed debate 3.1 Community Evidence <ul style="list-style-type: none"> • The residents of the Pumphouse and Canada Estate - Social housing developments as a joint submission • St Mungo's Community Housing Association 3.2 Motion on the Theme <ol style="list-style-type: none"> 1. Councillor Stephanie Cryan, deputy leader and cabinet member for housing, and Councillor Mark Williams, cabinet member for regeneration and new homes 2. Councillor Anood Al-Samerai, opposition spokesperson, to speak on the motion and move Amendment A 3. Themed debate open to all other councillors 4. Cabinet member's right of reply to the debate
20:30 - 21:00	5.1 Members' Question Time
21:00 - 22:00	5.2 Motions
	Motion 6 – Rights of EU citizens
	Motion 2 – School funding in Southwark
	Motion 3 – Tax compliance and procurement
	Motion 4 – A Cinderella Line
	Motion 5 – Condemning hate crime
22:00*	6. Other Reports
* subject to the guillotine rule	6.1 Treasury management performance - 2015/16 annual report and prudential indicators

Time	Business
	Ordinary Meeting
	6.2 Constitutional issues 2016/17
	6.3 Special urgency decisions - annual report

Note: Any time left remaining on any item will be rolled into the next items.

That the meeting be conducted as follows:

Item 4

To vary the order of business to take item 4, deputation requests, and Motion 1, Motor Neurone Disease Charter, first.

Meeting to agree to hear a deputation from:

1. In support of Southwark residents living with Motor Neurone Disease (MND)

Item 3 - Themed debate

Community Evidence Submissions

To receive submissions from the group listed in the themed section of the agenda:

- The residents of the Pumphouse and Canada Estate - Social housing developments as a joint submission
- St Mungo's Community Housing Association

Five minute presentation from each group, followed by a question from each group to the relevant cabinet member; and up to five minutes for questions from members.

Themed debate

To run as listed in the timings above.

Item 5.2 - General Motions

General motions to be taken in the below order:

6. Rights of EU citizens
2. School funding in Southwark
3. Tax compliance and procurement
4. A Cinderella Line
5. Condemning hate crime

Each motion to have a single debate, subject to the guillotine.

Motion 2 – School funding in Southwark

- To seek the meeting's consent to change the mover and seconder of Motion 2 to Councillor Catherine Rose and Councillor Jasmine Ali.

Motion 4 - A Cinderella Line (Amendment D)

- In accordance with CAPR 1.14.15, a member may alter a motion of which she has given notice, with the consent of the meeting. The meeting's consent will be signified without discussion.

The meeting's consent to the alteration show in Amendment D listed in supplemental agenda no. 1 be sought. Therefore the meeting will debate the revised Motion 4.

Note: Relevant procedure rules will be suspended.

- CAPR 2.7.2 Length of themed debate.

COUNCIL ASSEMBLY
(ORDINARY MEETING)
WEDNESDAY 13 JULY 2016
LATE QUESTION

QUESTION FROM COUNCILLOR ANOOD AL-SAMERAI

Does the Leader of the Council think it is appropriate and respectful to the people of this borough to refer to some residents as ‘well-to-do social cleansers’?

RESPONSE FROM COUNCILLOR RICHARD LIVINGSTONE

Note: In accordance with council assembly procedure rule 2.8.8, this question has been redirected to the cabinet member for adult care and financial inclusion.

I would like to apologise for this inappropriate remark which I made in a private email to a constituent in response to correspondence between a number of individuals including an opposition councillor.

I think it is important to acknowledge the context in which it was made, which was in response to some very offensive remarks about social housing tenants, which suggested that building new social housing would lead to an increase in “anti-social behaviour from gangs...drug dealing and burglary”, as well as noting concern that “new social buildings will house single mothers and children.”

I was frankly outraged that instead of challenging these offensive comments, the opposition member actually agreed with the extremely offensive characterisation of social housing tenants, responding: “Excellent, explains the position perfectly.”

This administration is committed to delivering the new council homes that our residents need and I think it is outrageous that opposition members would back a campaign that seeks to deny homes to people on lower incomes.

COUNCIL ASSEMBLY**(ORDINARY)****WEDNESDAY 13 JULY 2016****MEMBERS' QUESTIONS****1. QUESTION TO THE LEADER FROM COUNCILLOR HAMISH MCCALLUM**

What is the council doing to ensure that all departments speak with one voice and act in a co-ordinated way on behalf of residents affected by the Thames Tideway Tunnel works?

RESPONSE

Officers in environmental protection, network management and planning meet to review and discuss applications for the various consents that are required for these works and how they could affect residents. By working together to monitor activities on site, officers ensure that best practice is used. Further, officers from these units meet with Tideway and their representatives on a regular basis to scrutinise both their applications and activities on behalf of the council.

Responses to formal enquiries from the local MP, councillors and residents are co-ordinated between officers, to provide a full and proper response to matters raised.

As chair of the community liaison working group, I have asked that you receive notes of the coordination meetings to ensure you are properly briefed on the issue.

2. QUESTION TO THE LEADER FROM COUNCILLOR JANE LYONS

Could the leader please give an update on plans to reassure people who live and work in Southwark and who come from the EU and elsewhere in the world of their welcome in our borough?

RESPONSE

Southwark is a proudly diverse borough and the people who live and work in our borough come from all over the world. Residents in Southwark, as across London, voted overwhelmingly to support Britain's membership of the European Union and we will not let the negativity which has characterised the EU Referendum campaign damage our borough and our future.

Fortunately, unlike other areas, we have not seen any increase in racially motivated incidents reported in Southwark since the referendum result. However we will of course remain vigilant and work closely with the police to monitor community tensions closely over the coming weeks and months.

Labour and Liberal Democrat councillors have put forward cross-party motions to this council assembly meeting to reassure all residents living in Southwark that they are valued members of our community and to set out clearly that we will not accept racism, xenophobia or hate crime in any form, and to call on the cabinet to urge the government and the borough's Members of Parliament to support all measures to secure the right to

remain for EU citizens in Southwark. I hope that the Conservative group will join us in supporting this.

Southwark Hate Crime Network are also planning to organise a public community response event, to highlight that Southwark is a stronger, greater borough because of its diversity, that we welcome people of any nationality, faith, sexuality, disability, race and/or gender identity and that we stand together against hate.

3. QUESTION TO THE LEADER FROM COUNCILLOR HELEN DENNIS

What does the leader consider the implications of the EU Referendum to be for Southwark?

RESPONSE

It is too early at this stage to be able to judge definitively what the impact of the EU Referendum result will be on our borough.

The outcome of the referendum will lead to an extended period of uncertainty, which makes it difficult to predict the effect at this stage. Economic and political uncertainty is likely to have an effect on recruitment in the most immediate future, with 25% of firms surveyed by the Institute of Directors planning an immediate recruitment freeze and 5% planning to cut jobs. At this stage it is very difficult to assess to what extent this will be followed by firms within Southwark, but we will be closely monitoring any impact on local jobs and businesses.

Any slowing of the economy will inevitably impact on recruitment strategies and so could impact on jobs and apprenticeship delivery. The financial services and construction sectors in particular have expressed concerns of contraction. Locally, financial services are a strong driver of Southwark's business services economy and some 20% of the apprenticeships the council has created to date have been in the construction sector, linked to development and regeneration across the borough.

As a local authority we will work hard to ensure that Southwark does not lose the many benefits that the EU brings. The council will proactively engage with the boroughs business community, through the Business Forum, and through key partnerships such as business improvement districts (BIDs) and the Chamber of Commerce, to understand short and longer term impact of withdrawal from the EU and where appropriate consider how the council can work in partnership to help mitigate any negative effects. We have demonstrated in recent years our ability to innovate and to do more with less in challenging circumstances, and we remain firmly committed to delivering a fairer future for all in Southwark.

4. QUESTION TO THE LEADER FROM COUNCILLOR DAVID NOAKES

In light of the EU referendum result last month, what steps has the council taken to reassure residents and community groups?

RESPONSE

See response to question 2.

5. QUESTION TO THE LEADER FROM COUNCILLOR EVELYN AKOTO

Can the leader confirm how many people have visited The Castle leisure centre since it opened in April?

RESPONSE

The Castle leisure centre opened at the end of April and in the first month (May) nearly 9,000 people visited the centre. We have seen a significant increase in attendance to date and the full June attendance figures will be published later this month.

The centre has been very well received locally with many positive comments about the state of the art facilities and programme of activities. All of the building works have now been completed - the main front entrance is fully accessible and our new leisure management contractor, Everyone Active, began operating from the centre at the end of June. Everyone Active is proactively marketing the centre in conjunction with the Free Swim and Gym scheme that launches on 29 July 2016 across all centres.

6. QUESTION TO THE LEADER FROM COUNCILLOR ANOOD AL-SAMERAI

Can the leader of the council comment on recent reports by Housing Action Southwark and Lambeth (HASL) and the Sisters Uncut campaign group about housing applicants who report being in danger of domestic violence being turned away by the council?

RESPONSE

The council takes its housing responsibilities very seriously and provides support and assistance to many of our most vulnerable residents. Anyone suffering domestic violence or in fear of domestic violence should approach the council and their matter will be treated appropriately. The council works alongside Southwark Advocacy and Support Service (SASS), delivered by Solace Women's Aid, to support victims of domestic abuse with their specific needs, including providing temporary accommodation or providing sanctuary and security measures which allow those affected to stay in their own homes.

We constantly review the quality of the service to make sure that we are dealing with domestic violence cases properly. An independent audit of the housing solutions service, carried out by Shelter in December 2015, provided a positive set of results for the service. We have been working with Shelter ever since to ensure our staff are trained to the highest standards and deliver the best possible service. A further independent audit was conducted by the Domestic Abuse Housing Alliance in April 2016 in support of the council's application for accreditation. That audit found no evidence that those suffering domestic violence were denied assistance.

Improvements in decision making have been made in recent years, evidenced by a reduction in the number of judicial reviews from 119 four years ago to just 10 in the last year, but we would always want to know if there was any concern that we are not dealing with cases properly and fairly.

The housing solutions service has offered to meet with HASL many times over the last year, but no such offers have been accepted to date.

7. QUESTION TO THE LEADER FROM COUNCILLOR LEO POLLAK

Can the leader explain the council response to the Housing and Planning Act which has now been passed despite opposition locally and across the country?

RESPONSE

It is deeply disappointing that the government has decided to press ahead with the Housing and Planning Act despite stark warnings from opponents across the political spectrum of the real danger this legislation poses for council housing and for social tenants. Tory MPs overturned every concession proposed by the Lords, including raising the threshold for Pay to Stay and allowing councils to retain enough funds to replace any social housing lost.

There is still a significant lack of detail in the legislation and councils have not received the regulations on how the Housing and Planning Act will be implemented nor firm details of the timescales of when these will be issued.

A report is scheduled go to cabinet on 19 July setting out details of the steps the council is taking to prepare for implementation of the key housing aspects of the act. However with some of the detail of the act still to be set out by way of regulation, some of this work remains speculative at this point.

Prior to becoming an act the council provided area housing forums with detailed briefings on the Housing and Planning Bill. Discussions on the bill also took place at Tenant Council and the Future Steering Board. All council tenants have been provided with a summary of the key changes that could affect them in the Housing and Planning, and Welfare Reform and Work Bills, including the introduction of 'Pay to Stay' for 'high income' council tenants, the ending of lifetime tenancies for new tenants, and the government levy on councils based on the potential sale of higher value council homes.

We have serious concerns about the proposed 'Pay to Stay' proposals and the cabinet member for housing will write to all council tenants with a further update, including more information about the implementation, which will go out with the next rent statement on 16 July.

Residents will also be kept informed of the details of the government's housing policies and how they affect them as they become available through Southwark Life Housing News Magazine and on the council's website.

8. QUESTION TO THE LEADER FROM COUNCILLOR BEN JOHNSON

How many council tenants were evicted due, either wholly or partly, to water rates arrears during the period 1 April 2001 – 28 July 2013?

RESPONSE

Water charges make up a very small proportion of council tenants' weekly rent and the overcharged element equates to less than 1.5% of average weekly rents. Eviction orders are generally only granted for prolonged and persistent refusal to pay rent: the council must comply with a detailed pre-action process before starting a claim, and the court must be satisfied that it is reasonable in all the circumstances to make the order. The average water rate overcharge between 2001 and 2013 is £547, whereas the average level of rent arrears at eviction over this same period is £4,218. Other factors such as anti-social behaviour may also be relevant.

In summary it would be very difficult to assess retrospectively whether any eviction order would have been refused if the overcharge had been excluded from the total rent

arrears. We are not aware that any tenant has provided evidence that this has occurred.

9. QUESTION TO THE LEADER FROM COUNCILLOR SUNIL CHOPRA

Can the leader give an update on the commitment to work with Peckham and Southwark Citizens to identify and deliver a community land trust site in Peckham?

RESPONSE

The council continues to work with Peckham and Southwark Citizens to identify a site to deliver Southwark's first Community Land Trust housing. This will be intermediate affordable housing for sale, and the pilot site will be in and around Peckham. We are currently developing the proposal so that it meets local residents' aspirations and provides value for money for the council.

10. QUESTION TO THE LEADER FROM COUNCILLOR DAN WHITEHEAD

Can the leader please explain in detail the precise steps that have been taken by the Council since the start of 2016 to progress faster broadband in the SE16 area; and when they expect BT to roll out faster broadband across the Rotherhithe peninsula?

RESPONSE

As noted in the 9 February 2016 report to cabinet, a working party has been established within the council to work together with primarily BT Openreach to ensure plans for superfast broadband in the Rotherhithe area are progressing.

The group was managed by the customer experience team until April 2016 when it was moved over to the acting head of transformation to enable more resources be put into the management of the group in the form of a dedicated project manager. At this point in time there was also a change in staff from BT, so a strategic level meeting between BT's general manager Andrew Campling and Southwark's director of modernise and Councillor Colley took place.

The 18,000 new connections for Southwark outlined in a press release by BT's Andrew Campling in September 2015 (see below) are still in the plan. Work is progressing well and BT aim to deliver the 18,000 new connections borough wide by the end of the financial year (March 2017). The council is working closely with BT to monitor progress.

In the last quarter four new cabinets have gone live, providing 1500 new lines for Southwark residents. Two of these cabinets are located near the Southbank telephone exchange and two are in the Bermondsey/Rotherhithe area; cabinet Bermondsey 58 is located near Needleman Street/Surrey Quays Road; cabinet Bermondsey 32 is located near Southwark Park Road/Monnow Road. Individual households are able to check their status in regards to service availability and choose from a range of broadband providers.

This is a technically difficult project and timescales are subject to change due to technical and practical aspects for each installation and their impact on feasibility and cost. Progress and outcome cannot be confirmed until actual work has started – and some aspects only on completion (such as number of homes passed and which properties or businesses will be able to connect to the service). The working party is doing everything to facilitate the process for BT as well as seeking to influence future plans - with a special focus on the Rotherhithe area.

Southwark Council's website is in the process of being updated with further information about this project and to help residents and others with frequently asked questions and to announce new installations. The website will also include links to check service availability from broadband providers. It is expected this information will be available online in the next two weeks.

11. QUESTION TO THE LEADER FROM COUNCILLOR BILL WILLIAMS

Can the leader give an update on the work the council is undertaking to bring high speed broadband to Rotherhithe?

RESPONSE

See response to question 10.

12. QUESTION TO THE CABINET MEMBER FOR ENVIRONMENT AND THE PUBLIC REALM FROM COUNCILLOR KIERON WILLIAMS (CAMBERWELL COMMUNITY COUNCIL)

Following the pilot of improved commercial waste collection on the Walworth Road and the positive impact it's having there, could the cabinet member for environment and the public realm advise when this is likely to be rolled out to Camberwell? Hopefully as urgently as possible.

RESPONSE

The council has embarked on an innovative pilot over the last six months by implementing a timed waste collection scheme on Walworth Road.

The pilot has led to the removal of over 40 large waste containers from the pavement alongside the introduction of controls on the times when waste sacks may be left out for collection in this busy town centre location.

The work involved in making this a success is due to end in early August 2016 and a report will be drawn up summarising the outcomes that have been achieved and detailing the key learning points, costs and performance indicator results of the pilot. This report will be completed by September 2016.

Following this a programme will be developed for implementing timed collection schemes in other town centre locations in the borough.

Due to the historical issues with waste and fly-tipping in and around the Rye Lane area, this location will be the first priority for implementation of a new timed collection scheme.

This will require consultation with stakeholders and allocation of resources and is most likely to be rolled out in the autumn.

It is not possible to determine where and when timed waste collection schemes would be rolled out in other town centres but this will be considered when drawing up the implementation programme in September 2016.

13. QUESTION TO THE CABINET MEMBER FOR COMMUNITIES AND SAFETY FROM COUNCILLOR BILL WILLIAMS (BERMONDSEY AND ROTHERHITHE COMMUNITY COUNCIL)

How can we improve the consultation process, the notifications system for that process and demonstrate how the council acts upon the information received? Further, will the cabinet member for communities and safety consider a one-stop-shop opportunity for better consultation?

RESPONSE

The council has developed an on-line consultation hub which is a one-stop shop for consultations. The hub contains details of forthcoming, current and closed consultations. It also has a We asked, You Said, We Did feature that allows the council to feedback to residents on the outcomes of consultations. The council now working with council departments to ensure this takes place in every case.

Since the hub went live there have been 8,848 responses to 108 consultations on a wide range of issues across the council.

The hub can be found at <https://consultations.southwark.gov.uk/>

The hub also collects information from those who provide it on the demographic breakdown of responses to ensure consultations are receiving a representative sample of responses. Where we can identify sections of the community who are not responding we can then target specific consultation activities at these populations.

We are exploring how to bring consultations on similar issues or in similar locations together where this makes sense to make it easier for the public to access.

The council is also developing a council consultation toolkit which provides advice and guidance on good quality consultation including thinking about who the stakeholders for a consultation are and where these are harder to reach developing the appropriate techniques to reach them.

14. QUESTION TO THE CABINET MEMBER FOR ENVIRONMENT AND THE PUBLIC REALM FROM COUNCILLOR JON HARTLEY (DULWICH COMMUNITY COUNCIL)

Please provide an update on the Dulwich Quietway proposals.

RESPONSE

The section of Quietway that goes through Dulwich forms part of Quietway 7.

I have played an integral role in discussions and a comprehensive consultation with local residents and ward councillors.

Following comments from the public, a number of changes were made to the original plans and the final draft proposal was discussed at the community council that took place on 22 June.

We are scheduled to make a final decision on implementation of the route in August 2016.

15. QUESTION TO THE LEADER FROM COUNCILLOR ELEANOR KERSLAKE (BOROUGH, BANKSIDE AND WALWORTH COMMUNITY COUNCIL)

What is the leader of the council's response to concerns following the referendum [on EU membership] about the effects of hate crime?

RESPONSE

Southwark is a proudly diverse and tolerant borough and the council is absolutely clear that racism, xenophobia and hate crimes have no place in our borough.

We have been working closely with the police who are monitoring community tensions and hate crime daily. Fortunately the police have not seen an increase in racially motivated incidents in Southwark since the EU referendum. We will of course continue working with the police to monitor this closely over the coming weeks and months.

The council takes hate crimes extremely seriously and has a 24 hour reporting facility through our call centre. Our housing and anti-social behaviour teams work alongside police to ensure that robust action is taken against perpetrators, which can include legal action for possession of their home and/or injunctions to protect individuals and groups.

The council also supports the Southwark Hate Crime Network and works closely with local organisations, including religious and LGBT groups, to monitor trends and work together to deliver hate crime initiatives and develop good practice.

Southwark Hate Crime Network are planning to organise a public community response event, to highlight that Southwark is a stronger, greater borough because of its diversity, that we welcome people of any nationality, faith, sexuality, disability, race and/or gender identity and that we stand together against hate.

Southwark councillors have also put forward a cross-party motion for this council assembly meeting to put on record our commitment to fighting racism, xenophobia and hate crime in all its forms and to reassure all people living in Southwark that they are valued members of our community.

16. QUESTION TO THE LEADER FROM COUNCILLOR SUNIL CHOPRA (PECKHAM AND NUNHEAD COMMUNITY COUNCIL)

Given the regeneration that is happening in the wider Peckham area, could the council

- a) set out how it will improve communication with residents through the planning portal.
- b) explain what the plans are and how residents can get involved.
- c) produce information for this community council area on planning permissions for private, mixed and social housing over the last three years?

RESPONSE

The council's online planning register was recently launched where residents, developers and businesses across the borough can access information on over 5,000 new planning applications each year, as well as thousands of past applications. It is the most effective way to be kept up to date with what's going on in their area, as once registered, users can request personalised email alerts for planning applications for specific geographic areas that they are interested in, such as Peckham.

Residents and businesses who are registered on the council's My Southwark website can now opt in to receive email updates on planning policy consultations like the new Southwark Plan. The planning policy team is proactively contacting people who are currently on the planning policy mailing list and encouraging them to sign up for this new service which improves access to planning information, alongside the My Southwark consultation hub where we consult residents on all new planning policy documents.

The council's planning service is also preparing a new digital strategy that will include pilots to improve how we communicate and reach a wider audience. The planning web pages have also been redesigned and rewritten to ensure access to information is quicker and more intuitive. Our web pages will be further improved when the council moves to its new website and the department is exploring ways to further integrate the online planning register with the My Southwark website.

The Peckham and Nunhead Area Action Plan is the adopted plan for the area and shows the changes that will take place and what they will be like in the future. Peckham will change significantly following regeneration of the town centre, employment sites, shops, housing, schools and community places. Nunhead will be enhanced and improved, particularly around Evelina Road. The council will be updating the area visions and development sites for Peckham and Nunhead as the new Southwark Plan is prepared over the next year and will be asking residents and businesses to get involved.

On particular developments being taken forward by the council in Peckham, the council has developed tailor made resident and stakeholder programmes. The development of the design pre-planning for the current developments, which include Peckham Rye Station Square, Library Square, Peckham Levels and Mountview, have allowed extensive time for detailed discussions at a local level and have piloted working with social media. The council is undertaking a review of the co-design processes undertaken during the Station Square and Library Square developments.

Residential permissions in Peckham community council area for the past three financial years are set below:

Financial Year	Intermediate	Affordable rent	Social rent	Market	Total affordable	Total
2013-14	75	0	76	377	151	528
2014-15	33	5	65	243	103	346
2015-16	0	0	7	127	7	127
Total	108	5	148	747	261	1008

17. QUESTION TO THE DEPUTY LEADER AND CABINET MEMBER FOR HOUSING FROM COUNCILLOR TOM FLYNN

Can the cabinet member confirm how many empty council homes there were in Southwark last year?

RESPONSE

There were 533 council homes empty in Southwark over the last year. This represents just over 1% of the total number of council homes in the borough.

In contrast with comparative London councils we have managed to reduce the number of empty council homes by almost 70%, despite being the largest local authority landlord in London. The borough was recently cited in the London Evening Standard as an example of a good local authority bucking the current trend by reducing the amount of empty homes in the borough by more than half.

Where council homes are empty, we have a swift and efficient turnaround process designed to get new families housed as quickly as possible. Of those homes which are empty for more than six months, the vast majority are undergoing long term repairs because of major works, or are vacant as they are part of a wider regeneration programme.

The council has been proactive in taking action to tackle the number of empty private homes, making every effort to pursue sub standard private landlords and hold them to account.

An innovative example of this was when the council reclaimed the 'Concrete House' in Dulwich, which was converted into new homes and let by a housing association.

18. QUESTION TO THE DEPUTY LEADER AND CABINET MEMBER FOR HOUSING FROM COUNCILLOR JAMES COLDWELL

Can the cabinet member explain what the impact of the Bedroom Tax and Universal Credit has been on rent arrears in Southwark?

RESPONSE

The Bedroom Tax and Universal Credit are two of the most divisive pieces of legislation ever introduced by any government in this country.

Universal Credit (UC) rolled out to a large part of the north of the borough (SE1 and SE16 postcodes) in spring of this year.

By the end of June 2016 only a relatively small number of working age council tenants (about 300) had claimed the new benefit, with the majority of those doing so in the last two months and still to receive their first payment. It is therefore too early to assess the impacts of UC for rent arrears among our own tenants, or the tenants of other social landlords operating in the borough, in a meaningful way. However, we recognise that the changes to how housing cost support is calculated and paid for social housing tenants under UC represents a huge risk to our rent income over the medium to longer term. We are engaging the Department of Work and Pensions (DWP) on a number of operational problems through a forum created for this purpose.

UC will roll out across the whole borough later this year and we are continuing to closely monitor the rent position of those who have transitioned to UC. We have taken, and are considering, a number of practical steps to learn lessons from the initial phase of UC rollout. That will help us manage the risks more effectively as the pace of UC roll-out accelerates.

For example, support is available to all those residents claiming UC to help them cope with the changes. That support is commissioned by the council but funded by DWP and is available to UC claimants at Peckham Jobcentre and London Bridge Jobcentre. We are also making maximum use of provisions of UC under which the council may protect its position - and those of tenants - by asking for the housing cost element of UC to be paid direct to the council, as landlord, in any case where the tenant falls into significant

rent arrears. We are working closely with other social landlords to understand UC impacts for all social housing tenants.

Southwark has 3,062 households affected by under occupation or Bedroom Tax. The average weekly rent shortfall is £20.66 with a range from £5.66 to £57.94.

In 2015/16 the council assisted 351 households to move to more suitable accommodation to minimise shortfalls in their rent. Tenants have seen rent arrears increase because of this, but have been assisted by the £1 million discretionary housing payment (DHP) fund to counteract the shortfalls they have encountered.

19. QUESTION TO THE DEPUTY LEADER AND CABINET MEMBER FOR HOUSING FROM COUNCILLOR JASMINE ALI

Can the cabinet member confirm how many fraudulent council homes the council has recovered since 2010?

RESPONSE

This administration has an exceptional record in recent years in recovering council homes that have been fraudulently obtained. Every council home we recover can then be let out to a family who desperately needs it.

We have an excellent fraud team coupled with a rigorous fraud prevention process to tackle fraud before it occurs. This includes stringent verification checks which are now carried out for all new potential tenants, as well as reviewing those on the housing register and cross referencing with other London Boroughs. The council has prevented hundreds of cases of potential fraud through these processes.

Year	Total Recovered (Including tenant management organisations and registered social landlords)
11/12	200
12/13	322
13/14	379
14/15	249
15/16	198
16/17 (Month 2)	27

Over the last four years Southwark has recovered more homes that were fraudulently let than any other London borough.

20. QUESTION TO THE DEPUTY LEADER AND CABINET MEMBER FOR HOUSING FROM COUNCILLOR JON HARTLEY

Can the cabinet member provide an update on refunds being given to council tenants for water charges?

RESPONSE

The process for making water refunds has already begun, with credits being applied to current tenants' accounts over the weekend of 2 and 3 July 2016. This will be followed by a debit for the corresponding amount and a cheque being sent out for the full amount

owing. If tenants are in arrears, the credit will either partially or fully offset those arrears and any residual sum (over a minimum value of £10) will be refunded by cheque. Where an individual's rent arrears exceeds the refund due, no cash refund will be payable.

With regards to current tenant management organisations' (TMO) tenants, the council is currently liaising with TMOs to obtain the necessary data to make refunds, but this will take a little longer given the majority use their own IT systems. Work will then commence on identifying former tenants for refund purposes, as set out in my report to cabinet on 7 June 2016.

Council assembly will be aware that we are consulting with tenants regarding the future relationship with Thames Water, and I encourage all tenants to participate in this process via our web-site.

21. QUESTION TO THE CABINET MEMBER FOR REGENERATION AND NEW HOMES FROM COUNCILLOR ELEANOR KERSLAKE

Can the cabinet member give an update on the future delivery of new council homes this year?

RESPONSE

Southwark Council is committed to building 11,000 new council homes by 2043, with the first 1,500 to be delivered by 2018. To meet the needs of Southwark residents we need to make sure there are a range of housing options on offer. Building good quality genuinely affordable homes will help us achieve this. Improving housing in Southwark is at the centre of our plans to create a fairer future for all. To this end, we have:

- Delivered 159 council homes for residents across Southwark.
- A further 244 council homes are on site.
- There is already an approved pipeline of approximately 1200 council homes for 2018.
- Initial consultation with residents is underway in line with the Charter of Principles at further sites prior to seeking delegated approval for inclusion in the New Homes Programme from the cabinet member for regeneration.
- These new schemes along with section 106 (s106) purchases, building "on top" schemes (where the council will build on top of existing homes) and the on-going hidden homes programme will make up the remaining homes pipeline for the delivery of 1500 council homes by 2018.
- The business plan, based on current assumptions of resources and expenditure, continues to support the delivery of 1500 council homes by 2018.

Note: See also Appendices 1a and 1b at the end of this document.

22. QUESTION TO THE CABINET MEMBER FOR REGENERATION AND NEW HOMES FROM COUNCILLOR LORRAINE LAUDER

Can the cabinet member give an update on how residents and businesses are being consulted about the Old Kent Road regeneration?

RESPONSE

Together with the Greater London Authority we are preparing a new plan for the Old Kent Road and surrounding area. We know the Old Kent Road will see big changes that will take time to deliver but it's absolutely vital that we get these changes right. We are currently consulting on the draft Old Kent Road Area Action Plan from 17 June 2016 to 23 September 2016. The plan will guide and manage new development and growth in the area over the next 20 years

During this period a number of events are planned including:

- A leaflet summarising the draft area action plan (AAP) and an accompanying questionnaire will shortly be sent to all addresses in the opportunity area (approximately 15,000).
- A summary of the plan and questionnaire is available on the web <http://www.southwark.gov.uk/oldkentroadAAP> and on the council's online consultation hub.
- The draft AAP was publicised via the Southwark e-newsletter and has already received over 400 hits.
- Email notification about the draft AAP has been sent to 58,000 consultees via MySouthwark.
- Southwark has set up an interactive discussion forum to encourage ideas and discussion about the future of the Old Kent Road <https://dialogue.southwark.gov.uk/>
- Officers have offered to attend relevant community councils to present the draft AAP.
- Two Old Kent Road community forums aimed at all stakeholders in the area, including residents and businesses will be held on 18 July and 14 September.
- An event aimed at young people will be held on 7 September.
- An event aimed at artists and creative businesses will be held on 26 July.
- An event on the heritage of the Old Kent Road has been provisionally set for 27 July.
- All TRAs in the opportunity area and some outside have been connected about the draft AAP and in addition officers have attended/plan to attend: Southwark Future Steering Board, Southwark Tenant Council, Southwark T Committee, Southwark Homeowner Council, relevant area housing forums and the Ledbury Tenant and Residents Association AGM.
- Approximately 50 faith groups in the opportunity area have been contacted about the draft AAP. An interfaith workshop has been held in the Somali mosque and officers will have a stall at the Eid festival on 5/6 July.

- Approximately 170 businesses in the opportunity area have been contacted about the draft AAP. Officers will shortly commence a programme of visiting businesses in the opportunity area.
- Officers have offered to attend other meetings to discuss the draft AAP and will attend Walworth Society meeting on 7 July.

23. QUESTION TO THE CABINET MEMBER FOR REGENERATION AND NEW HOMES FROM COUNCILLOR SUNNY LAMBE

Can the cabinet member give an update on the proposals for a new leisure centre at Canada Water?

RESPONSE

In November 2015 I approved a preferred site for a new leisure centre for Canada Water. I asked officers to consult with local residents on the preferred site, in line with September 2016 scrutiny recommendations. I also agreed that this should be undertaken at the same time as British Land consultation on the masterplan for the new town centre.

Consultation has taken the form of exhibitions at the shopping centre, tenant and resident organisation halls, and two public meetings which residents living near the preferred site were invited to attend. At the last of these meetings on Tuesday 28 June I committed not to rush making a decision on where the new leisure centre will go, and to go back to British Land and ask them to look at all of the potential sites in their wider masterplan area, to see whether an alternative location can be found. This will tie in with their current work on reviewing the overall masterplan following their public consultation earlier this year. I expect the review to be completed by the end of August so that we can re-engage with residents during September.

As part of this work the council will review the requirements we have set out for the new leisure centre, while maintaining our commitment to high quality sports provision and facilities at the new leisure centre, including the 8 lane 25 metre swimming pool, learner pool, sports hall, three studios, gym, crèche and café. In particular we will look at whether we need a stand alone facility or whether it can be incorporated with other uses (residential, office, retail etc.). I do also have to stress that a solution has to be affordable, provide good value for money for the public, and generate sufficient revenue to pay for the facilities running costs. We are also still committed to maintaining continuity of provision for Seven Islands until a new centre is opened.

24. QUESTION TO THE CABINET MEMBER FOR REGENERATION AND NEW HOMES FROM COUNCILLOR DAVID HUBBER

What progress has there been on the council's 'Southwark Regeneration in Partnership' programme?

RESPONSE

I am pleased to let you know the council is making good progress with the Southwark Regeneration in Partnership Programme (SRPP). The overall programme is made up of 18 sites, packaged into two lots (lot A and B), that will deliver over 500 new council homes.

Design feasibility and pre-application assessments have been undertaken for all of the sites. Consultation is underway in line with the charter of principles.

The majority of the sites have completed stage 2 design and feasibility and planning applications are being progressed for the following sites:

- a) Civic Centre, Albion Street, SE16
- b) Shops & Council Offices, Manor Place/Stopford Road, SE17
- c) Workshops, 42 Braganza Street, SE17
- d) Car Park Site Copeland Road, SE15
- e) Flaxyard Site Sumner Road, SE15
- f) Petrol Station, 233-247 Old Kent Rd, SE1
- g) Land at Peckham Library Square Peckham High Street, SE15
- h) 21/23 Parkhouse Street, SE5.

Design development is also progressing on South Dock Marina Boatyard. Following feedback from earlier consultation, the proposals are being revised with new designs that will address concerns about height and massing. These will go out to further consultation in September 2016.

The Greater London Authority has confirmed £50m funding for two housing zones, Canada Water and Old Kent Road-Peckham, as part of the £600 million in funding made available by the mayor and government for the construction of 75,000 new homes. This will enable funding necessary to assure delivery of the proposed affordable housing.

The two lots were tendered through the London Development Panel Framework. Bids have been received for lot B and are being evaluated; however, there was no bid for lot A.

A few of the lot A bidders have commented on market uncertainties at the moment, particularly for the sale of the high value private properties. This is consistent with the council's own research and feedback which clearly demonstrates that in high value areas the market for private sales has stagnated due to government interventions on stamp duty and buy-to-let, Brexit and general market uncertainty all factors outside the council's control.

Officers are addressing this general market uncertainty by repackaging the sites to improve marketability by lowering development risks with the aim of retendering in the summer. To this end, officers are continuing efforts to complete public consultation, submit planning applications, initiate the housing zone funding draw down process and achieve vacant possession.

25. QUESTION TO THE CABINET MEMBER FOR REGENERATION AND NEW HOMES FROM COUNCILLOR MARIA LINFORTH-HALL

How much has the council received in s106 affordable housing payments since May 2010, how much is unspent and how much of this is currently unallocated?

RESPONSE

For the period from May 2010 to July 2016 Southwark Council received £78,465,062 affordable housing contributions of which £24,632,602 have been spent. There is currently a balance of £53,832,461 of which £8,608,585 has been allocated. The

remaining £45,223,875 will be allocated to projects in the council's programme to build 11,000 homes including 1500 by 2018 as they come forward with planning permission.

26. QUESTION TO THE CABINET MEMBER FOR REGENERATION AND NEW HOMES FROM COUNCILLOR REBECCA LURY

Can the cabinet member confirm how many jobs have been created at Elephant Park?

RESPONSE

Since 1 July 2013, 476 Southwark residents have got jobs on Elephant Park (including One The Elephant and Trafalgar Place), of which 228 were previously unemployed.

The council supports new jobs at Elephant Park through employment support services such as Southwark Works, alongside Lend Lease's own efforts to meet Section 106 obligations through its work place co-ordinator.

Investment on the new construction skills centre, which opened in May 2016, will make Elephant Park the focus for exciting new training opportunities that will help to boost and revive interest in the huge variety of jobs available in the construction sector.

27. QUESTION TO THE CABINET MEMBER FOR FINANCE, MODERNISATION AND PERFORMANCE FROM COUNCILLOR ADELE MORRIS

Can the cabinet member:

- a) State how the process of charging market rent for voluntary sector premises and giving it back in grants works?
- b) List all the premises that are classed as voluntary sector with the rent charged?
- c) List all the voluntary groups that are receiving grants to pay that rent?

RESPONSE

- a) State how the process of charging market rent for voluntary sector premises and giving it back in grants works?

Revenue collected from the commercial estate as a whole, including voluntary and community sector (VCS) occupied premises is reallocated through budget setting to fund the council's corporate priorities, which may include the award of grants to VCS groups.

The policy on rents, and particularly to charge market rents, has not changed since 2009 when the strategy for VCS estate was agreed by the then executive. The policy ensures a level playing field for accessing council funding/subsidy between VSC groups which do and do not rent property from the council. It prevents an incumbency bias disadvantaging start up VSC groups.

Overview and scrutiny committee has asked cabinet to report on various aspects of the non-residential tenanted portfolio which we will be responding to in September. The VCS property policy is being considered as part of the wider VCS strategy review to report to cabinet in November.

- b) List all the premises that are classed as voluntary sector with the rent charged?

Premises	Rent per annum
1 Gaza Street London	£8,960
97 Peckham High Street London	£19,000
177 Abbey Street London	£23,200
Bermondsey Village Hall Leathermarket Gardens Kirby Grove London	£5,800
Former Baths Ground Floor Butterfly Building Wells Way London	£8,000
Former Library Butterfly Building Wells Way London	£0
Surrey Docks Farm Rotherhithe Street London	£10,000
Teachers Centre Webber Row London	£102,900
The Old Mortuary St Marychurch Street London	£10,500
86-88 Bellenden Road London	£11,500
Stones End Day Centre 11 Scovell Road London	In negotiation
2 Florian House Shops Sceaux Gardens London	£6,650
1-2 Richmond House East Street London	£10,500
152 Old Kent Road London	£7,800
163 Commercial Way London	£7,000
224 Jamaica Road London	£10,000
231 Old Kent Road London	£14,000
25 Fair Street London	£12,500
5 Elephant Lane London	£25,000
8 Market Place London	£10,000
Bede House Association Abbeyfield Road London	£250
Bells Gardens Community Centre 19 Buller Close London	£20,000
12a Asylum Road London	£17,000
First Floor 12b Asylum Road London	£10,800
Hall Vicarage Grove London	£5,000
Nursery 173 Crystal Palace Road London	£35,000
Part Ground Mezzanine and 1st Floor The Jack Hobbs Youth Club Maddock Way London	£19,000
Walworth Garden Farm Braganza Street and Manor Place London	£10,000
14 Badsworth Road London	In negotiation
Adventure Playground Bethwin Road London	£2,500
Adventure Playground Dog Kennel Hill London	£0.00
Room 117 First Floor 5-5a Westminster Bridge Road London	£0.00
89 Peckham High Street London	£5,800
Room F3 Sojourner Truth Centre 161 Sumner Road London	£975
Room F8 Sojourner Truth Centre 161 Sumner Road London	£10,350
Room F9 Sojourner Truth Centre 161 Sumner Road London	£2,500

Premises	Rent per annum
Room G18 Sojourner Truth Centre 161 Sumner Road London	£17,001
Room G4 Sojourner Truth Centre 161 Sumner Road London	£2,019
Room G7 Sojourner Truth Centre 161 Sumner Road London	£6,500
Part of Ground and 1st floor Sojourner Truth Centre 161 Sumner Road London	£17,001
Hall Sojourner Truth Centre 161 Sumner Road London	£6,500
Room M1 Sojourner Truth Centre 161 Sumner Road London	£3,500
Room 12 Sojourner Truth Centre 161 Sumner Road London	£3,299
Room M4 Sojourner Truth Centre 161 Sumner Road London	£0.00
Room M8 Sojourner Truth Centre 161 Sumner Road London	£6,500
Unit 5 1st Floor Sojourner Truth Centre 161 Sumner Road London	£3,500
Dulwich Upper Wood 4-18 Farquhar Road London	In negotiation
102 Harper Road	£24,500

c) List all the voluntary groups that are receiving grants to pay that rent?

- Be Active Social Enterprise
- Beormund Community Centre
- Bermondsey Artists Group
- Blue Elephant Theatre Ltd
- Bubble Theatre
- New Peckham Varieties Ltd
- Peckham Citizens Advice Bureau
- Southwark Bermondsey Citizens Advice Bureau.

28. QUESTION TO THE CABINET MEMBER FOR FINANCE, MODERNISATION AND PERFORMANCE FROM COUNCILLOR SARAH KING

How many Freedom of Information requests were received by the council for the last three years and how many were answered within the statutory time period of 20 working days?

RESPONSE

Year	Number of FOI requests received	Percentage answered within statutory time period of 20 working days
2015-16	1,923	82%
2014-15	1,835	74%
2013-14	1,753	69%

29. QUESTION TO THE CABINET MEMBER FOR ADULT CARE AND FINANCIAL INCLUSION FROM COUNCILLOR ELIZA MANN

Please state the number of Southwark residents in receipt of the council's meals on wheels service in each year since 2010.

RESPONSE

Around 240 Southwark residents currently receive meals on wheels, although the actual numbers of meals provided changes daily. In addition to this figure, another 60-70 Southwark residents receive meals every week at either Fred Francis or Southwark Park Day Centres and at Lew Evans House Extra Care Scheme.

The total number of meals provided each year is recorded, rather than the number of residents using the service. The total figures for each year are as follows:

Year	Number of meals
2010	134,600
2011	110,643
2012	93,312
2013	67,281
2014	82,652
2015	91,571

30. QUESTION TO THE CABINET MEMBER FOR ADULT CARE AND FINANCIAL INCLUSION FROM COUNCILLOR JAMES OKOSUN

Note: This question has been redirected to the cabinet member for children and schools.

When will the cabinet finally report on progress with implementing the recommendations of the Childcare Commission published in May 2015?

RESPONSE

A report on progress will be considered by the cabinet in autumn 2016.

31. QUESTION TO THE CABINET MEMBER FOR ENVIRONMENT AND THE PUBLIC REALM FROM COUNCILLOR MICHAEL MITCHELL

How many trees has the council planted in the first half of 2014, 2015, and 2016? How many of these were in pits previously occupied by trees? What impact has the new design standard had in reducing the number of trees planted in pavements?

RESPONSE

The table below documents the total number of trees planted, those planted in the highway and the number in tree pits previously occupied by trees.

Year	Number of trees planted	Number of trees planted in the highway	Number of trees planted in previously occupied pits
2014	280	155	104
2015	431	95	46
2016	276	104	67

The design standard's prerequisite was to ensure that trees are planted in the most suitable location and that they are a suitable species to help them thrive and live a long life. The design standard specifies the number of trees that we are able to plant in pavements where the footpath is less than 2.2 metres wide from the back edge of the kerb. This is because the standard tree pit should be a minimum of 1 metre squared and we need to retain pedestrian access of a minimum of 1.2 metres. Currently there are 67 locations for trees on 51 roads where the footpath is too narrow to accommodate a 1 metre squared pit. Although trees survive in smaller pits they will benefit far more with a larger soil volume and will also be less likely to disrupt the pavement through roots protruding into the pavement in future years.

However, Southwark is a densely built up inner London borough and the value of trees along highways as a way of improving both the look and feel of areas and of contributing to biodiversity is significant. Officers are reviewing the design standard to help address the narrow footpath issue ready for the next planting season 2016-2017. Current proposals include the use of a gold, silver and bronze standard, with bronze being used for existing streets where footpaths are traditionally more narrow and in looking at smaller trees for certain locations.

32. QUESTION TO THE CABINET MEMBER FOR ENVIRONMENT AND THE PUBLIC REALM FROM COUNCILLOR ROSIE SHIMELL

Please confirm the number of reported flytips across the borough for each month since the introduction of the bulky waste charge in December 2015 and comparative data for the previous year.

RESPONSE

The reported fly-tips each month from January 2016 to June 2016, and comparative fly-tip reports for the same months one year earlier, are set out in the table below.

2016	Jan	Feb	Mar	Apr	May	Jun	Total
Reported Fly tips	277	254	290	324	342	344	1831
2015	Jan	Feb	Mar	Apr	May	Jun	Total
Reported Fly tips	284	235	276	311	288	373	1767

Month by month the number fluctuates with slightly fewer in January and June and slightly more in other months. The difference is slight, so it could therefore be attributed to a number of factors.

For example, we have increased the amount of waste enforcement activity undertaken and been using CCTV far more effectively at known fly tip hotspots. Whilst this is having a positive impact, it does lead to displacement of fly-tipping to other places.

33. QUESTION TO THE CABINET MEMBER FOR ENVIRONMENT AND THE PUBLIC REALM FROM COUNCILLOR DAMIAN O'BRIEN

What has the initial monitoring of the anti-engine idling scheme at Tower Bridge Road shown so far and what action, if any, is taken against drivers who leave their engines idling?

RESPONSE

The council and this administration takes the issue of air pollution extremely seriously and we have worked to ensure that engines idling in Southwark remains low.

Southwark Council is wholly supportive of the Tower Bridge anti-idling project, which is paid for by the Mayor of London's Air Quality Fund and aims to encourage drivers to stop idling and switch their engines off when the bridge is open, to help reduce emissions and improve air quality.

Nitrogen dioxide (NO₂) is monitored at 15 locations along the length of Tower Bridge Road and at an air quality monitoring station close to Druid Street junction, specifically installed to help measure the impact of reduced engine idling during the bridge lifts.

Air quality limits for NO₂ are regularly breached at all of the monitoring locations due to traffic emissions.

The purpose of the project is to assess the impact of a range of messages instructing drivers to switch off their engines when the bridge lifts as well as measuring the impact on local air quality.

Due to circumstances beyond the council's remit of control, the number of bridge lifts programmed during the initial period the signs were activated was minimal so no meaningful analysis was possible.

As a result, the project is currently on hold until there is a period of more frequent bridge lifts scheduled for later this summer. At this time the signs will be activated and their impact measured. The project results will be available in the autumn.

The anti-idling initiative is a driver awareness project and so no enforcement action is intended to be taken.

34. QUESTION TO THE CABINET MEMBER FOR ENVIRONMENT AND THE PUBLIC REALM FROM COUNCILLOR JAMES BARBER

What percentage of parking spaces in the borough support electric vehicles?

RESPONSE

Electric vehicles are permitted to park in any location where waiting and loading restrictions allow as with any other vehicle.

We currently have 17 charging points for electric vehicles; however, not all are at a parking space.

Electric vehicle charging points and associated parking bays which are reserved for electric vehicles to charge make around 1% of all the allocated and prioritised parking places in Southwark.

We have plans to increase the amount of locations in the future when we update the council's kerbside strategy.

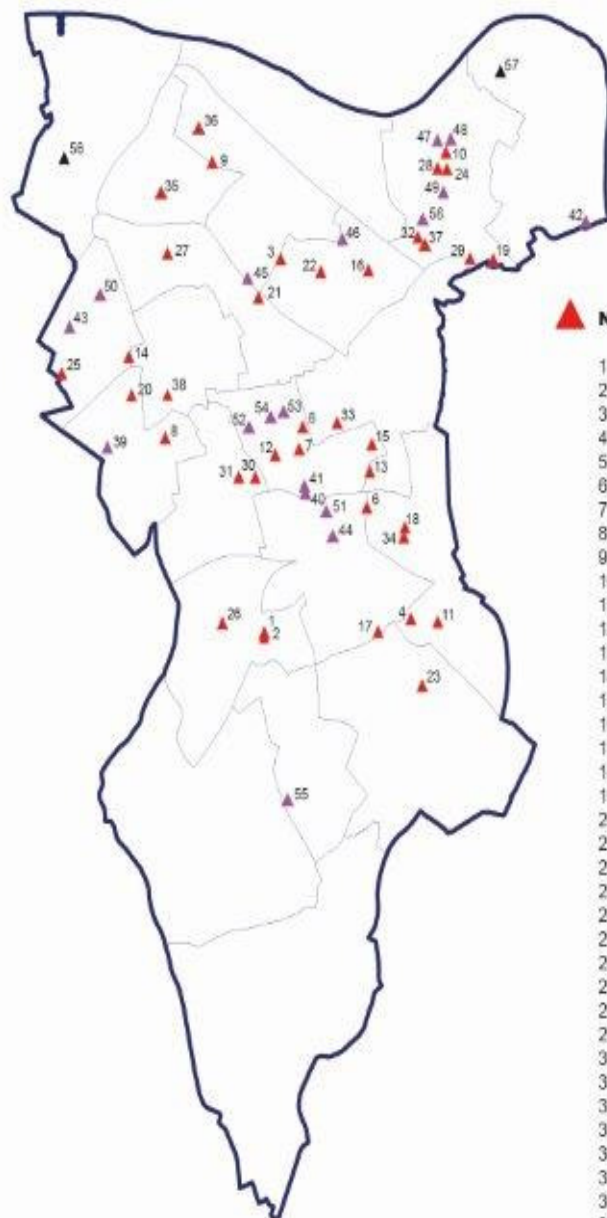
All electric vehicle charging points are mapped on the Source London website:

<https://www.sourcelondon.net/>

New Homes Programme

Approved sites

May 2016

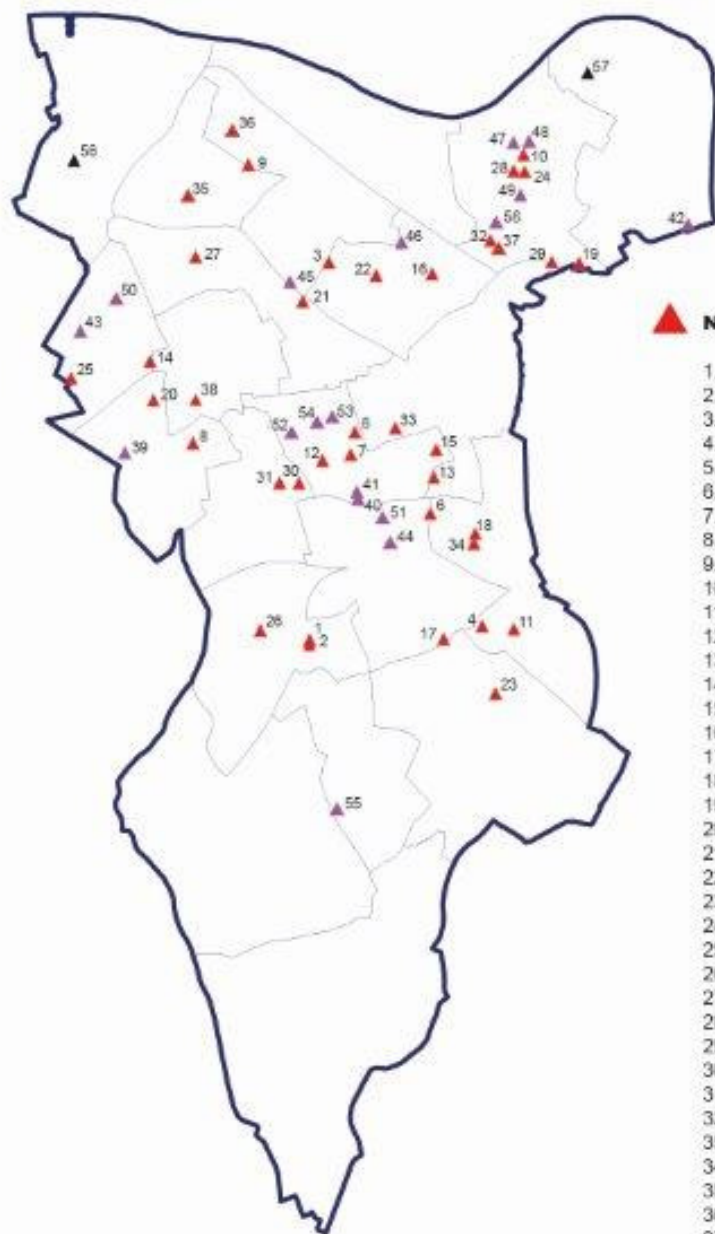


 New Homes Programme	(Approx rented units)	 SRPP sites	(Approx rented units)
1. Gateback House	9	39. Brandon Baptist Church	74
2. Southdown House	10	40. Flaxyards	100
3. Willow Walk	75	41. Sumner House	0
4. Nunhead Site B	8	42. St George's Wharf	65
5. Clifton Estate	8	43. Workshops, Braganza Street	18
6. Sumner Road Workshop	50	44. Copeland Road car park	25
7. Cator Street	42	45. Petrol Station, 233-247 Old Kent Road	12
8. Masterman House Garages	15	46. Cherry Gardens School	15
9. 189 Long Lane	21	47. Civic Centre, Albion Road	22
10. Renforth St car park, Canada Estate	35	48. Land at Albion Primary School	49
11. Daniels Road	14	49. Seven Island Leisure Centre	24
12. Commercial Way	56	50. Manor Place terrace	30
13. Meeting House Lane	29	51. Peckham Library Square	6
14. Pelier Street	17	52. 21-23 Parkhouse Street	10
15. Fenham Road Garages	5	53. Wickway Community Centre, St Georges Way	20
16. Tenda Road Car Park	11	54. Land at Angel Oak Academy, Chandler Way	27
17. 35-41 Nunhead Lane	10	55. Fred Francis Centre, 269 Lordship Lane	16
18. Lugard Road Garages	2	56. Day Centre, 345 Southwark Park Road	15
19. Haddonfield Estate	24		
20. Goschen Estate	16		
21. Kinglake Garages	16		
22. Welsford Street Garages	12		
23. Rye Hill Park	17		
24. Edmonton Court	40		
25. Rutley Close	35		
26. Seavington House	30		
27. Salisbury Estate Car Park	28		
28. Mayflower TRA Hall	27		
29. Silverlock Estate underground garages	42		
30. Sceaux Gardens garages	78		
31. Lakanal new Build	7		
32. Maydew House new build	0		
35. 125 Peckham Park Road (Completed)	16		
34. 14A-18 Firbank Road (Completed)	3		
35. Joseph Lancaster Nursery	37		
36. Weston St garages	27		
37. Abbeyfield Estate - Bede Centre	60		
38. Good Neighbours House	37		
		 S106 Purchases	
		57. Anchor Point, adjacent to former Surry Dock Stadium	24
		58. 128-150 Blackfriars Road	56

New Homes Programme

Approved sites

May 2016



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LONDON BOROUGH OF SOUTHWARK
1500 homes by 2018

DEVELOPMENT STAGE	SCHEME NAME	WARD	DELIVERY ARRANGEMENTS	RESIDENTIAL UNIT NUMBERS								
			Delivery Route	Soc rent	Aff rent	Temp Acc	Mkt rent	Int	Sale	Count to 1500	TOT	Other units / description
DIRECT DELIVERY												
Delivered	14a-18 Firbank Rd	Nunhead	Direct Delivery	3							3	3
	125 Peckham Park Road	Livesey	Direct Delivery	16							16	16
	Hidden Homes Delivered	Various	Hidden Homes	28							28	28
	Willow Walk (SSA) (Ros Stark house, 6 Willow Walk, SE1)	Grange	Direct Delivery				54				54	54
	Willow Walk (GN) (Flats 1-21, 1 O'Reilly Street, SE1)	Grange	Direct Delivery	21							21	21
	Good Neighbours House	Brunswick	Direct Delivery				37				37	37
				68	0	91	0	0	0	0	159	159
On site	Gatebeck House (1-9 Gatebeck House, Pytchley Road, SE22)	South Camberwell	Direct Delivery	9							9	9
	Southdown House (SO) (1-18 Southdown House, Pytchley Road, SE22)	South Camberwell	Direct Delivery						8		0	8
	Southdown House (GN) (1-18 Southdown House, Pytchley Road, SE22)	South Camberwell	Direct Delivery	10							10	10
	Clifton Estate Garages (1-8 Parish Apartments, 7 Clayton Road, London SE15)	Peckham	Direct Delivery	8							8	8
	Cator Street Extra Care (1-42 Tayo Situ Hse, 73 Commercial Way, SE15)	Peckham	Direct Delivery	42							42	42
	Masterman House Garages (Rent) (Flats 1-25 Piper Court, 8 Lomond Grove, London SE15)	Camberwell Green	Direct Delivery	14					1		14	15
	Masterman House Garages (Private) (Flats 1-25 Piper Court, 8 Lomond Grove, London SE15)	Camberwell Green	Direct Delivery	0					1	9	0	10
	169 Long Lane (Flats 1-19 Villiers Court, 167 Long Lane, SE1. 165 Long Lane, SE1 (w/ u))	Grange	Direct Delivery	21							21	21
	Hidden Homes on site	Various	Hidden Homes	2							2	2
	Nunhead Site B (8-13 Candle Grove & 56 & 56a Nunhead Lane, SE15)	Nunhead	Direct Delivery	8							8	8
	Sumner Road (Rent)	Peckham	Direct Delivery	50					20	0	50	70
	Sumner Road (Community)	Peckham	Direct Delivery								0	0
											0	0
					164	-	-	-	30	9	164	203
Planning Approved	Sumner Road (Sale)	Peckham	Direct Delivery						42		0	42
	Hidden Homes Planning approved	Various	Hidden Homes	10							10	10
											0	0
										0	0	
				10	0	0	0	0	42	10	52	
Schemes in Development	Hidden Homes in development	Various	Hidden Homes	26							26	26
	Daniels Road Car Park	Nunhead	Direct Delivery	14				0	0		14	14
	Lugard Road Garages	Nunhead	Direct Delivery	2				0	0		2	2
	Fenham Road Garages	Peckham	Direct Delivery	5	0			0	0		5	5
	Haddonfield garages	Rotherhithe	Direct Delivery	24							24	24
	Commercial Way	Peckham	Direct Delivery	56				20	40		56	116
	Pelier Street	Newington	Direct Delivery	17				0	0		17	17
	Welsford Street Garages	South Bermondsey	Direct Delivery	12				0	0		12	12
	Meeting House Lane	Livesey	Direct Delivery	29				0	0		29	29
	Goschen Estate	Camberwell Green	Direct Delivery	16				14	14		16	44
	Canada Estate	Rotherhithe	Direct Delivery	35				0	21		35	56
	Tenda Road Car park	South Bermondsey	Direct Delivery	11				0	0		11	11
	35-41 Nunhead Lane	The Lane	Direct Delivery	10				0	0		10	10
	Kinglake Street Garages	East Walworth	Direct Delivery	16				0	0		16	16
	Lakanal Shops New Build	Brunswick Park	Direct Delivery	7				3	18		7	28
	Rye Hill Park Garages	Peckham Rye	Direct Delivery	17							17	17
	Edmonton Court (Decant)	Rotherhithe	Direct Delivery	40							40	40
	39-44 Rutley Close (Decant)	Newington	Direct Delivery	35							35	35
	Seavington House and Garages (Decant)	Camberwell Green	Direct Delivery	30							30	30
	Salisbury Est Car Park (Balfour Street)	Rotherhithe	Direct Delivery	28							28	28
	Mayflower T&RA Hall	Rotherhithe	Direct Delivery	27							27	27
	Tissington/Silverlock Estate underground garages	Rotherhithe	Direct Delivery	42					0		42	42
	Sceaux Gardens (Florian and Racine inc some garages) (Decant)	Brunswick Park	Direct Delivery	78					0		78	78
	Joseph Lancaster Nursery (Deverell Street)	Chaucer	LeatherMarket	37				0	0		37	37
	Weston Street Garages (Kipling Garages)	Grange	LeatherMarket	27				0	0		27	27
	Abbeyfield Estate - Bede Centre site	Rotherhithe	Direct Delivery	60					0		60	60
	Maydew House (additional build on top)	Rotherhithe	Direct Delivery	0					16		0	16
											0	0
					701	0	0	0	37	109	701	847
	REGENERATION											
On site	128 - 150 Blackfriars Road \$106 purchase	Cathedrals	\$106 purchase	56							56	56
	Surrey Docks, Salter Road \$106 purchase BLOCK C	Surrey Docks	\$106 purchase	8				0			8	8
	Surrey Docks, Salter Road \$106 purchase BLOCK E	Surrey Docks	\$106 purchase	16							16	16
	Surrey Docks, Salter Road \$106 purchase BLOCK F	Surrey Docks	\$106 purchase						10		0	10
											0	0
				80	0	0	0	10	0	80	90	
Schemes in Development	Albion St (Civic Centre site) SE 16	Rotherhithe	SRPP	22				0	0		22	22
	Shops & Council Offices, Manor Place / Stopford Road SE17	Newington	SRPP	30				0	30		30	60
	Copeland Road car park, SE 15	The Lane	SRPP	25				17	25		25	67
	Workshops, 42 Braganza Street SE17	Newington	SRPP	18				0	15		18	33
	South Dock Marina, Plough Way SE16	Surrey Docks	SRPP	65				42	107		65	214
	Petrol Station, 233-247 Old Kent Road SE1	Grange	SRPP	12				0	13		12	25
	Council Offices - Sumner House, Sumner Road SE15	Peckham	SRPP	0				0	48		0	48
	Flaxyard site, Sumner Road SE16	Peckham	SRPP	100				26	0		100	126
	Peckham Library Square Peckham high street, SE15	Peckham	SRPP	6				3	10		6	19
	21/23 Parkhouse Street	Faraday	SRPP	10				2	20		10	32
	Albion Primary School Land, Albion Street SE16	Rotherhithe	SRPP	49				0	0		49	49
	Brandon Baptist Centre & Land Redcar Street SE5	Camberwell Green	SRPP	74				0	40		74	114
	Land at Angel Oak Academy, Chandler Way SE15	Peckham	SRPP	27				10	27		27	64
	Cherry Gardens School, Macks Road SE16	South Bermondsey	SRPP	15				19	16		15	50
	Seven Islands Leisure Centre, 70-86 Lower Road SE16	Rotherhithe	SRPP	24				17	47		24	88
	ASC facilities - Fred Francis Centre, 269 Lordship Lane SE22	East Dulwich	SRPP	16				0	16		16	32
	ASC facilities - Day Centre, 345 Southwark Park SE16	Riverside	SRPP	15				0	20		15	35
Wickway Community Centre, St George Way SE15	Peckham	SRPP	20				15	30		20	65	
				528	0	0	0	151	464	528	1143	
Total Summary	Delivered			68	0	91	0	0	0	159	159	
	On site			244	-	-	-	40	9	244	293	
	Planning received			10	0	0	0	0	42	10	52	
	Schemes in Development			1229	0	0	0	188	573	1229	1990	
				1551	0	91	0	228	624	1642	2494	

If scheme completion is estimated to be after 2018 these are In yellow