

Cabinet

Tuesday 20 October 2020

4.00 pm

Online. This meeting will be livestreamed on Southwark Council's YouTube channel here: <https://www.youtube.com/user/southwarkcouncil>

Supplemental Agenda No. 1

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Contact

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Date: 15 October 2020

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	To agree the allocation of places to the panels, boards and forums for the 2020-21 municipal year.	

Item No. 7.	Classification: Open	Date: 20 October 2020	Meeting Name: Cabinet
Report title:		Deputation requests	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

RECOMMENDATION

1. That cabinet considers whether or not to hear a deputation requests from the following:
 - Dulwich Village/College Road and Woodyard residents associations (road closures)
 - Clean Air for Dulwich (road closures)
 - Southwark Group of Tenant Organisation (SGTO) (Item 17 on the agenda: Government’s Consultation on the Planning White Paper’s “Planning for The Future”)
 - Southwark Planning Network / Southwark Law Centre (Item 17 on the agenda: Government’s Consultation on the Planning for the Future.”)
 - Fuel Poverty Winter Action group (Item 24: District Heating and Heat Networks – Report from Southwark Housing Scrutiny Commission).

BACKGROUND INFORMATION

2. When considering whether to hear the deputation request, cabinet can decide:
 - To receive the deputation at this meeting or a future meeting; or
 - That the deputation not be received (if the matter is not dealt with by cabinet, the matter shall be referred without debate to the relevant cabinet member who shall after consideration, respond with an open reply to the sender); or
 - To refer the deputation to the most appropriate committee/sub-committee.
3. A deputation shall consist of no more than six people, including its spokesperson. Only one member of the deputation shall be allowed to address the meeting for no longer than five minutes. After this time cabinet members may ask questions of the deputation for up to five minutes. At the conclusion of the questions, the deputation will be shown to the public area where they may listen to the remainder of the open section of the meeting.

KEY ISSUES FOR CONSIDERATION

4. The deadline for receipt of deputation requests for this cabinet meeting was midnight 14 October 2020. These requests were received within this constitutional deadline.

Deputation request

Dulwich Village/College Road and Woodyard residents associations

5. "The request concerns the discussion of the e.petition to re-open roads in Dulwich, which is on the Southwark website. Our residents' association committee have created a complementary plan for cabinet to consider before moving forward with the proposals published in the COVID-19 Post-Lockdown Highway Schemes for the immediate area of Dulwich Village.

We are representing the Dulwich Village, College Road and Woodyard Lane Residents Association.

The streets we represent are very much affected by Southwark's road closures.

We agree with the goal of reducing peak time through traffic and encouraging safer walking and cycling but we feel that these proposals are disproportionate and unfair.

Rather than simply reversing the various measures we feel that they can be adapted so as to achieve Southwark's and our goals in a fair, balanced and equitable manner, and one which could attract widespread support.

We would like to tell the cabinet what issues the current actions and proposals will cause for our residents for businesses and for others, and to briefly outline our alternative approach."

The complementary plan is attached as Appendix 1 and 2.

Clean Air for Dulwich – road closures

6. Representatives from the community within the streets covered by the Streetspace measures in Dulwich Village and East Dulwich would like the opportunity to address the cabinet following receipt of the public petition regarding removing these measures. Whilst they understand that there are a range of views they would like to address cabinet setting out both the positive impact of the measures for residents, businesses and local schools as well as request that the consultation process for the measures be followed to ensure that the impact of the trials can be fully understood before any amendments are made."

Southwark Group of Tenant Organisation (SGTO)

7. The group wish to address cabinet in respect Item 17 on the agenda: Government's Consultation on the Planning White Paper "Planning for The Future," especially with regard to social housing.

Southwark Planning Network / Southwark Law Centre

8. These groups wish to address cabinet in respect of tem 17 on the agenda: Government's Consultation on the Planning White Paper "Planning for The Future." The group will provide further information once they have had an opportunity to formulate a response.

Fuel Poverty Winter Action Group

9. The group wish to address cabinet in respect of Item 24: District Heating and Heat Networks – Report from Southwark Housing Scrutiny Commission to outline the additional needs of tenants during the COVID-19 crisis.

Community impact statement

10. The Southwark Constitution allows for deputations to be made by groups of people resident or working in the borough.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Cabinet procedure rule 2.12 on deputations:	160 Tooley Street London SE1 2QH	Paula.thornton@southwark.gov.uk
Link (copy and paste into browser): http://moderngov.southwark.gov.uk/documents/s80630/Cabinet%20procedure%20rules%20November%202016.pdf		

APPENDICES

No.	Title
Appendix 1 and 2	Complementary plan from Dulwich Village/College Road and Woodyard residents associations

AUDIT TRAIL

Lead Officer	Chidilim Agada, Proper Constitutional Officer	
Report Author	Paula Thornton, Constitutional Officer	
Version	Final	
Dated	15 October 2020	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	No	No
Strategic Director of Finance and Governance	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		15 October 2020

Dulwich Village, College Road and Woodyard Lane Residents Association

Impact of Southwark's Phase 1 and Phase 2 road measures

Our Complementary Proposal

Issued by the Committee - Draft 12 October 2020



Our Residents' Association

- Our residents' association covers residents living in Dulwich Village Ward on Dulwich Village (road, north and south), College Road (north of the A205) and Woodyard Lane
- Those streets include a large number of residential houses as well as 3 schools and many walking and cycling children, plus many pedestrians walking to Dulwich Park and Dulwich Picture Gallery
- We fully support actions which will genuinely reduce through-traffic and air pollution, and make the streets safer for cyclists and pedestrians; we also understand that some interventions are necessary during the Covid-19 emergency
- Our views and ideas as set out in this presentation have been informed by a large number of face-to-face discussions with our members

Southwark's actions to date

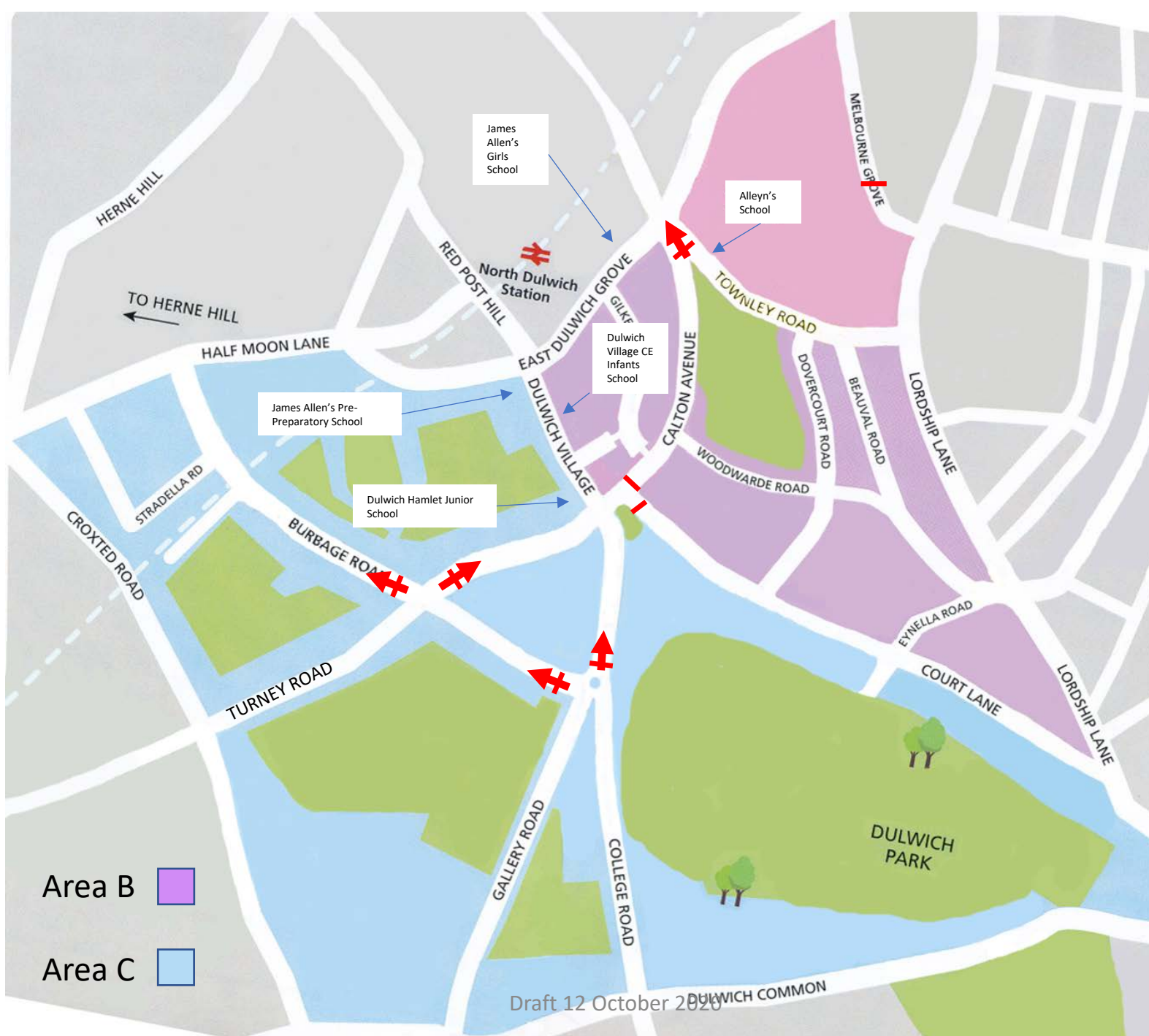
- Southwark consulted on a 'holistic' plan – 'Our Healthy Streets Dulwich' in March 2020 – which had the objective of reducing 'only through traffic at peak hours' (see Appendix 2)
- The results of that consultation have not been published
- Our perception is that Southwark are implementing a variant of the 'Our Healthy Streets' plans using Covid-19 emergency powers
- In 'Phase 1' the Dulwich Village junction has been closed, eliminating traffic in a tiny area, **dividing Dulwich** and creating significant displacement traffic on Dulwich Village and elsewhere, including **stationary traffic outside 3 primary schools** on Dulwich Village north
- Southwark have approved a series of 'Phase 2' restrictions to relieve certain streets of the displacement traffic caused by the junction closure; to be implemented later this year, date tbd

Southwark's current plan – combining phases 1+2⁽¹⁾

— = 24/7 road closure ('phase 1')

➔ = timed camera restriction (weekdays 8am-10am, 3pm-6pm); *vehicles cannot pass in this direction* ("phase 2")

⁽¹⁾ includes the additional northbound camera on south Burbage announced by Southwark on 30/9/20, still for decision



No permit access for residents or businesses

Our view of likely impact of Southwark's plans

- **24/7 traffic displacement from the junction to accessible alternative routes**
 - Outside the 'restricted hours' that means Dulwich Village (road), with overspill to Burbage Road, and East Dulwich Grove
 - During the 'restricted hours', **all** traffic currently trying to access Dulwich Village from the south or to traverse Dulwich northbound will be forced onto Croxted Road, Lordship Lane, Half Moon Lane and East Dulwich Grove, or further afield
- **Access issues for residents and businesses**
 - **24/7** junction closure **divides Dulwich**
 - **During restricted hours**, lengthy round trips required for residents and business owners needing to access from the south to avoid £100+ fine; significant issues arising with services and deliveries
 - **Business customers likely to be put off by 'peril' of fines**

Our Complementary Proposal - overview

Our proposal was shaped by objectives we share with Southwark – to reduce through traffic at peak hours and promote walking and cycling

- Targets **northbound** through traffic **during peak times only** (this is consistent with Southwark's stated objectives in the OHS consultation, see Appendix 2)
- 24/7 traffic displacement from junction closure eliminated
- Junction can operate properly given reduced load at peak times
- **Dulwich is no longer divided**
- All residents can access their homes at all times
- Significant reduction in negative impact on Village businesses as all Southwark residents can access them from all directions at all times
- Displacement traffic *within the ward* and *outside the ward* will *only* occur during the restricted hours and will be very much reduced by re-opening the junction and allowing all Southwark residents access

Our Complementary Proposal


- Retains Southwark's existing plan to install northbound timed restrictions on Dulwich Village, Burbage, Turney and Townley
- Re-opens the Dulwich Village junction and installs a westbound timed camera restriction at the south end of Calton Avenue
 - this simple measure, combined with Southwark's proposed 'Phase 2' restrictions, would obviate the need to close the junction; **it would no longer be overloaded at peak times**
- **Allows access through all restrictions to vehicles registered in Southwark**


We believe our Complementary Proposal could attract wide support, which would considerably reduce the risk that this scheme would need to be abandoned at the end of the trial period

Our Complementary Proposal

○ Re-open Village junction and install westbound timed camera restriction at south end of Calton Avenue at junction with Dulwich Village

➔ = timed camera restriction (weekdays 8am-10am, 3pm-6pm); *only Southwark registered vehicles can pass in this direction*

Area B 

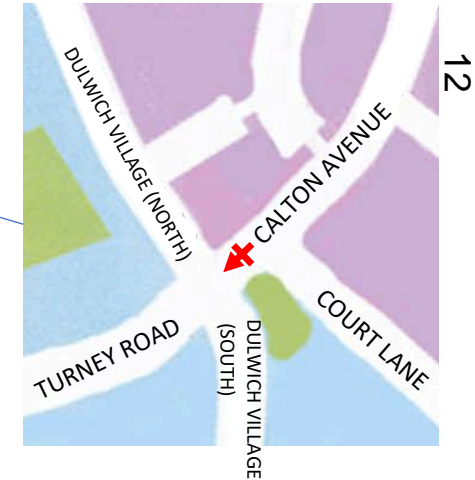
Area C 



Draft 12 October 2020

Access through all restrictions to all residents of Southwark

Cameras check number-plates against DVLA records



- Camera restriction operates at Calton Avenue/ Dulwich Village junction
- Calton Avenue and Court lane re-connected

Re-imagining the Village Junction

- Our Complementary Proposal would radically transform peak time traffic flows through the junction, rendering the junction viable
- Of the 20 'routes across the junction' which are possible when the junction is fully open, **under our Complementary Proposal only 3 would be likely to attract through traffic** (during the restricted peak hours), and **of these, 2 would anyway be open under Southwark's plan** ⁽¹⁾
- Our analysis of Southwark's data on peak time traffic flows across the junction prior to any of the recent interventions⁽²⁾ clearly supports this conclusion; see Appendix 1

(1) These routes are Dulwich Village north to Dulwich Village south, Dulwich Village north to Court Lane and Dulwich Village north to Turney; the first and last of these are already open under Southwark's plan

(2) This data was prepared by Southwark to support the case that prior to interventions, the junction was overloaded

Access – a critical issue

- Southwark councillors have stated that *‘we are told by officers that there is no prospect of delivering resident permits without a CPZ – it is not possible to obtain the necessary data without a CPZ’*
- **We find this very hard to accept; we think that it is within Southwark’s powers to solve this critical issue for residents and businesses**
 - The OHS consultation earlier this year proposed a ‘permit system’ which was **clearly NOT linked to a CPZ**
 - Hammersmith & Fulham have implemented a scheme which is **NOT linked to a CPZ**, which allows access to all residents of the Borough (see over)
 - The camera system Southwark are anyway proposing **MUST** somehow link to DVLA’s database in order to issue fines; it should be **a simple tweak to ‘exempt’ addresses in Southwark from being fined**, which is all we are asking

Access – the H&F scheme



Do it online

Home > Transport and roads > **SW6 traffic reduction scheme**

SW6 traffic reduction scheme

To make our roads safer, more pleasant and to reduce air pollution, we're creating 'Low Traffic Neighbourhoods' in many residential streets by restricting non-local traffic from passing through selected roads.

The controlled areas will be monitored by Automatic Number Plate Recognition (ANPR) cameras which will check whether a vehicle using that road has an access permit.

The scheme went live on Monday 20 July.

H&F residents who hold an H&F parking permit and H&F residents whose vehicle is registered to their H&F home address will automatically be granted a borough access permit.

This permit allows you to pass through any restricted access points to roads in the borough.

Vehicles registered to an H&F address will be added to a permitted list, exempt from the restrictions and the registered keeper of the vehicles will not be sent a fine.

If a vehicle is not exempt from the restrictions, the registered keeper of the vehicle will be sent a fine.

This permit is only to gain access to restricted roads in the borough. Only residents or businesses who hold a valid parking permit for each restricted road, or who pay the appropriate parking charge, are entitled to park on the street in these roads. [Find out about parking permits](#)

The permit is virtual and you do not need to display anything in your car.

Draft 12 October 2020

H&F residents who hold an H&F parking permit and H&F residents whose vehicle is registered to their H&F home address will automatically be granted a borough access permit. This permit allows you to pass through any restricted access points to roads in the borough.

Vehicles registered to an H&F address will be added to a permitted list, exempt from the restrictions and the registered keeper of the vehicles will not be sent a fine.

Our proposal - impact on non-local through traffic during restricted periods – Area B

- No northbound 'through route' through Area B due to combination of Townley Road restriction and our proposed Calton Avenue restriction
- Calton Avenue relieved both northbound and southbound as it ceases to serve as a bypass for the East Dulwich Grove/ Dulwich Village junction in either direction
- Court Lane relieved northbound as no exit to East Dulwich Grove or Dulwich Village via Calton
- School 'drop off' traffic can still enter the area and leave, but the attraction of the area for such traffic is reduced for those combining a 'drop-off' with an onward northbound journey
- **Resident access issues eliminated**

Our proposal - impact on non-local through traffic during restricted periods – Area C

- No 'through route' north via Dulwich Village, Burbage (south), Turney (west) or Calton Avenue
- School 'drop off' traffic can still enter the area from the north, and from the south as far as College Road and Gallery Road, but the attraction of the area for such traffic is reduced for those combining a 'drop-off' with an onward northbound journey
- Customer access to Village businesses significantly improved over Southwark's plans
- **Residents access issues eliminated**

Summary

- Southwark's plan **completely eliminates traffic in a very small area** (mainly the Village ends of Calton Avenue and Court Lane) while creating **significant displacement traffic and pollution 24/7** across a wide area, together with **major access issues for residents and businesses**
- **We do not feel that this is a fair, balanced or equitable approach**
- Our complementary proposal is **moderate and fair**; it seeks to **relieve Dulwich of northbound 'flyover' through traffic at peak times** while taking account of the needs of residents and businesses. It renders the Village junction viable, removes the 'Dulwich divide', and provides **significant traffic relief to Calton Avenue in both directions**, enabling safer cycling and walking to the schools in the area

Our Complementary Proposal – Q&A

Q Do your proposals work ‘technically’?

A We believe so. Our proposed westbound camera restriction on Calton Avenue has an ‘escape’ (an alternative route for drivers deciding to re-route at the last minute) and is not sited on or bordering a TFL managed road; it is very similar to the proposed camera restriction on Townley

Q What about southbound traffic?

A The area would still be subject to significant volumes of southbound traffic, as it would in Southwark’s plans. Unlike Southwark’s plans, this traffic would be fairly shared across the area streets rather than funneled down a few. Measures to reduce southbound through traffic can be considered in the future

Q What about school drop-off traffic?

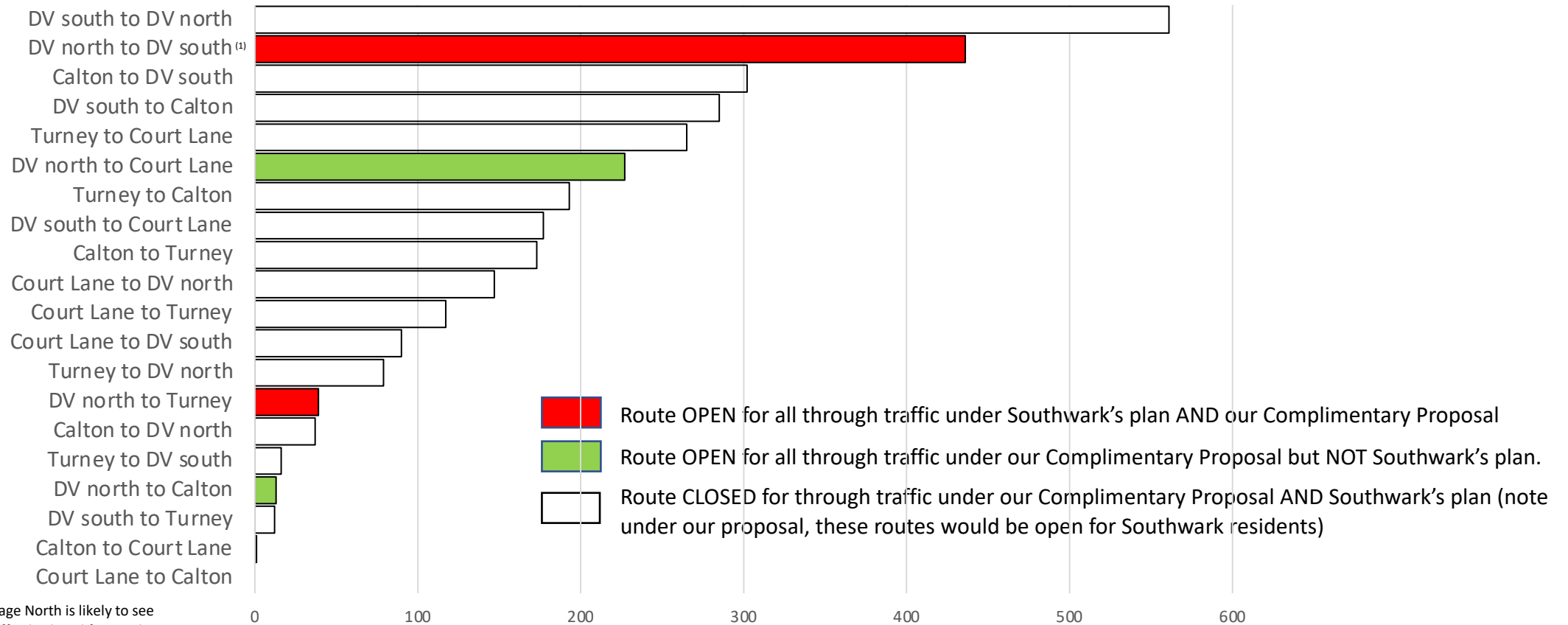
A Our proposal does not seek to stop all school drop-off traffic, but rather focuses on through traffic. Some school drop-off traffic will be discouraged by the inability to ‘continue north’. We think the solution to this issue should and will come from schools and school parents prioritizing walking and cycling

Q What about the cost of the extra camera and the access scheme?

A Southwark will save a lot of money by not closing the junction, and part of this money could be spent on the additional camera and signage. The proposed access scheme has been implemented in a number of London Boroughs and should not be expensive to implement

Appendix 1 – indicative traffic flows across the Village junction during restricted hours

Peak time journeys across the junction - comparing Southwark's Plan to our Complementary Plan

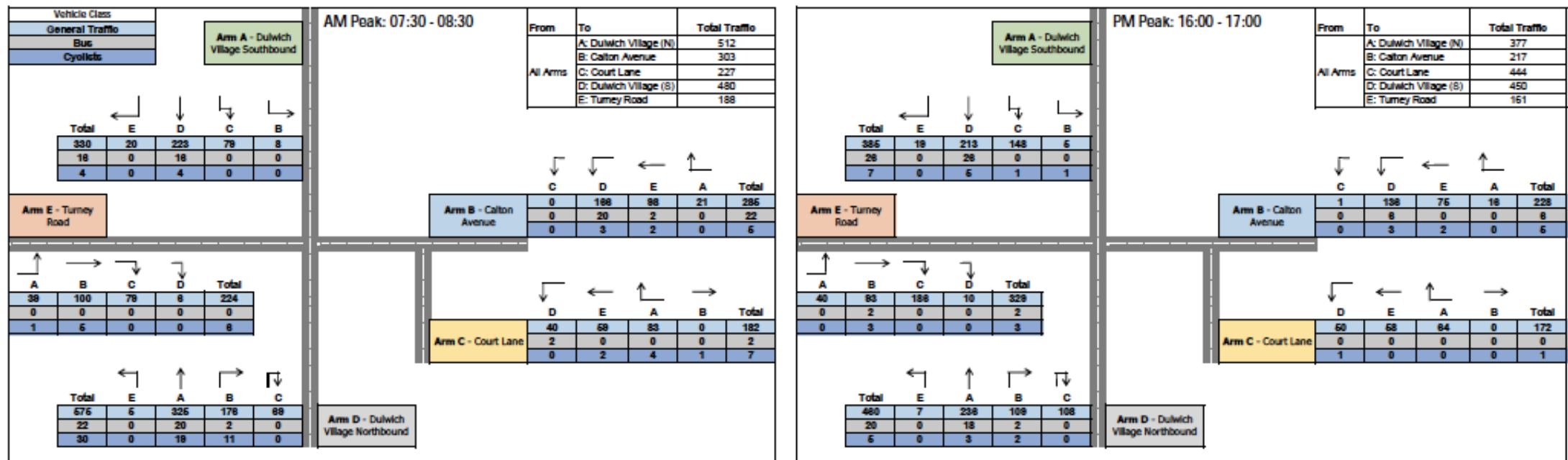


(1) In practice Dulwich Village North is likely to see additional southbound traffic displaced from Calton

- Each table shows the sum of AM and PM traffic flows across the junction in each indicated from/ to direction; we have included 'general traffic' only ie not buses or cycles
 - Data is sourced from Southwark as published during the OHS consultation (see overleaf)
 - Data collected 15/11/2018 (a Thursday, during term time, pre-Covid)
 - All values are in 'Passenger Car Units' (motorcycle=0.4, car or light van =1, coach=2 etc.)
 - AM peak defined as 0730 to 0830; PM peak defined as 1600 to 1700

Appendix 1 – data on junction traffic flows presented by Southwark during the OHS phase 3 consultation

Dulwich Village / Calton Avenue / Turney Road (R1007 J08/023)

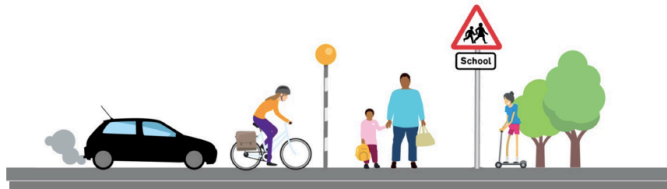


Notes

1. Data collected on 15/11/2018
2. All values are in PCU (Passenger Car Units)
3. All values are balanced flows as used in Base Linsig Modelling. See report 'LinSig Base Model Validation Report (R1007)'

Appendix 2 – Southwark’s ‘Objectives of OHS Dulwich’ and ‘Guiding principles’

Phase 3: Our Healthy Streets Dulwich



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Objectives of OHS Dulwich

- Discourage **through traffic** from using residential streets as a shortcut, causing **congestion, pollution** and **road safety** concerns
- Create **Healthy Streets** to encourage active travel

Guiding principles

- tackle **only** through traffic at peak hours, not destination traffic to the area
- encourage through traffic to use main roads
- promote healthy streets - walking cycling, active travel, public transport
- maintain motorised access at all times for deliveries and services
- minimise inconvenience to local journeys
- reduce delays for P4 bus
- allow measures to be monitored, reviewed and amended

Phase 3: OHS-Dulwich • southwark.gov.uk • Page

Item No. 12.	Classification: Open	Date: 20 October 2020	Meeting: Cabinet
Report title:		760 Old Kent Road, SE15 1NJ – Strategic Investment / site acquisition	
Ward:		Old Kent Road	
Cabinet Member:		Councillor Rebecca Lury, Finance & Resources	

FOREWORD – COUNCILLOR REBECCA LURY, CABINET MEMBER FOR FINANCE & RESOURCES

760 Old Kent Road provides an opportunity to acquire a strategic investment generating a substantial income in the Old Kent Road opportunity area. This significant and prominent property is currently occupied by Lidl supermarkets under a commercial lease paying a substantial market rent. It is anticipated that rental growth will be achieved in the medium term with the supermarket sector performing particularly well in the current economic environment. The purchase which is being funded through the general fund from resources already identified for such purposes will provide revenue to support council services in these very challenging times.

The property is identified as the location of a new tube station for the BLE. The Council and TFL are both committed to delivering the BLE and with this asset in the Council's ownership it not only shows our continued confidence in the Old Kent Road opportunity area and BLE but will assist delivery with vacant possession readily available under the lease structure with Lidl to allow for the construction of the tube station without recourse to the use of statutory powers. In the eventuality of development of the site for a tube station "overstation" development rights for commercial and residential development will remain with the Council with the site able to accommodate approximately 500 flats as well as replacement retail, assisting the Council in meeting its target to build 11,000 new council homes.

RECOMMENDATIONS

That Cabinet:

1. Authorises pursuant to s227 of the Town and Country Planning Act 1990, that the Council acquires the freehold interest in the property shown edged black on the plan at Appendix A.
2. Authorises the principal purchase terms set out in full in paragraph 16 of the closed version of this report and substantially in paragraph 19 of this report.

3. Delegates to the Director of Regeneration authority to agree the detailed terms of the acquisition.

BACKGROUND INFORMATION

4. 760 Old Kent Road is shown edged black on the plan at Appendix A to this report. It comprises a 1990s single storey plus mezzanine retail warehouse unit with associated surface parking spaces. It has a site area of 2.59 acres. It currently trades as Lidl and was formerly the ToysRUs store.
5. The property is situated within the Old Kent Road Area Action Plan that aspires to transform the area with substantial new housing, an improved public realm, employment opportunities and enhanced transport infrastructure including a proposed extension to the Bakerloo Underground Line that is awaiting funding confirmation and that this acquisition supports.
6. The opportunity to purchase this strategic investment has arisen and the Council submitted a bid subject to Cabinet approval that has been accepted by the vendor who are Administrators acting for the creditors.
7. The Property offers the Council the opportunity to secure one of the largest sites on the Old Kent road which is fully let to a major retailer for another 9 years but with a series of Landlord only breaks.
8. The Council has the ability to redevelop the site in the future with potentially in excess of 500 homes and commercial / retail frontages or hold as a secure investment.

Factors for consideration

9. This strategic and substantial site of 1.05 hectares or 2.59 acres is fully let to Lidl until December 2028 on a lease outside the 1954 Landlord and Tenant Act. The Landlord does have the opportunity to terminate the lease should it wish to in 2023 and each year thereafter or continue holding the investment where there is expectation of significant rental growth above the passing rent.
10. The property provides a retail warehouse of approximately 26,045 square feet with 120 car parking spaces and servicing area. It is adjacent to other council ownerships. It is believed that there may be other opportunities to maximise income from the site.
11. The inclusion of the property within the Old Kent Road Area Action Plan means it offers scope in the future to deliver new housing and commercial space in pursuit of the Council Plan undertaking. Discussions have taken place with planning officers and these suggest the site may accommodate around 500 new homes. It will also need to provide replacement business space that would give continued income to the Council post development.

Cabinet should bear in mind these outputs are indicative and in no way fetter the Planning Committee's ability to determine any application it receives on its own merits.

12. The Bakerloo Line extension (BLE) remains an important part of the Council's proposals for the Old Kent Road and the acquisition of this strategic site supports this. The Old Kent Road remains a thriving commercial environment with intense competition for good retail warehouse space on a long term basis particularly currently from supermarket operators. There is a rapidly decreasing supply of such space around central London and the outlook remains very positive.
13. TfL identified the car park of this site for one of the new underground stations on the proposed BLE and therefore when funding for the BLE is approved the site will be next to and above a Tube station. The acquisition demonstrates the Councils' intent to support the BLE, however the purchase stands alone as sound strategic investment with rental growth and let to a major occupier.
14. Principal terms for the purchase of the property have been accepted by the vendor and the Council and these are set out in paragraph 19. Inevitably when the contract for the purchase is negotiated there will be items of detail that will also require agreement and it is recommended that the Director of Regeneration be delegated the authority to agree such matters.
15. Society creates the need for additional housing resulting in the variation of existing use planning classification to satisfy this need, it is intended that in the medium/long term this site will be redeveloped to meet that housing need. However, society is penalised because in order to acquire the land to build new housing it must pay consideration based on the revised and more valuable planning classification that it has created. The beneficiaries are landowners that have done nothing apart from sitting on the land in the hope it gains a more valuable planning consent. The additional money spent in acquiring land would be better used in building affordable new homes. The Council have for some time been campaigning that local councils should be allowed to acquire land for new housing at its existing use value rather than its post planning consent value plus a modest premium of around 10% to encourage the landowner to sell. This would enable local housing authorities to build more new affordable homes rather than giving landowners windfall profits. In this particular case the proposal is to acquire at the existing use value of a supermarket investment and is therefore recommended. The Council will however continue to make the case for a change in legislation which would allow for more affordable homes to be built.
16. Southwark Council recognises the inequities created by the current land trading system, that results in a leakage of development value away from core town planning objectives where the Land Compensation Code enshrines the 'hope value' (i.e. any level of speculative premium on any

alternative use for a site) in the price of a given valuation for purchase.

17. Alongside securing available sites for future council house-building, the Council will continue its 'Affordable Land for Affordable Housing' campaign, calling on reform of the 1961 Land Compensation Act and RICS valuation guidance, to better allow councils to purchase sites at a price nearer to their existing use value, assemble land more rationally, promote build out, and reserve a higher proportion of development value for the affordable housing and infrastructure contributions that our residents need.
18. The Council will continue to build an evidence base of discrepancies between EUVs given in developer viability assessments and real transactions in our borough to support Government in their future decision-making on the land trading system.

Principal purchase terms

19. The principal purchase terms are:
 - a) The Council pays the consideration set out in the closed version of this report.
 - b) On exchange of contracts the Council pays a 5% deposit as set out in the closed version of this report.
 - c) Contracts to be exchanged after the Cabinet has approved the purchase subject to the period for call in.
 - d) On completion, the property to be subject to the lease referred to in paragraph 9.
 - e) There is a two months period from exchange to completion at the end of December 2020.
 - f) The parties to meet their own costs of the transfer.
20. Commentary on principal terms:
 - a)-b) Refer to closed version of report.
 - c) This is a challenging timescale required by the vendor.
 - d) See paragraph 9.
 - e) This enables the vendor to retain the income during this two month period which was part of the offer.
 - f) A standard provision.

21. Rationale for recommendations:

- a) To enhance the Council's asset base by acquiring a commercial investment with substantial growth potential.
- b) To further a commitment within the new Council Plan.
- c) To assist in the long term commitment to providing new homes for person's on the Housing Waiting List.

Community impact statement

22. The new Council Plan was the subject of extensive community consultation. The recommendations herein further the delivery of the *A Place to Belong* commitment set out in the Plan.

23. The Equality Act 2010 requires the Council in the exercise of its functions to have due regard to the need to:

- a) eliminate discrimination;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

24. Relevant protected characteristics for the purposes of the Equality Act are:

- Age
- Civil partnership
- Disability
- Gender reassignment
- Pregnancy and maternity
- Race
- Religion or belief
- Sex and sexual orientation.

25. In considering the recommendations herein the Cabinet must have due regard to the possible effects them on any groups sharing a protected characteristic in order to discharge its public sector equality duty. This is an ongoing obligation.

26. If the recommendations set out are approved, the Council will purchase a reversionary retail investment that may ultimately be demolished and new homes including ones to be let at council rent levels erected in its place together with new commercial investment space. Any new homes delivered will greatly improve the quality of life of its residents some of

whom may have protected characteristics. When the time comes to terminate the lease of the retail unit to enable the housing scheme to proceed, it will be necessary for regard to be had to any possible effects on groups with a protected characteristic arising from the action.

Financial implications

27. The acquisition of the property will incur substantial capital expenditure and this is considered in detail in the closed version of the report.
28. As set out in paragraph 9 the property will generate an income between acquisition and termination of the lease that exists. This income will more than cover the Council's holding costs for the property and the excess will be available to the support the delivery of council services.
29. Submitting the bid for the property and processing the legal documentation necessary to complete the purchase, has and will incur revenue costs but these will be met from existing budgets.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law & Democracy

30. Section 1 of the Localism Act 2011 provides that a local authority has power to do anything that individuals generally may do.
31. Section 227(1) of the Town and Country Planning Act 1990 ("the 1990 Act") provides that any London Borough may acquire by agreement any land which they require for any purpose for which a local authority may be authorised to acquire land under section 226.
32. The purposes for which a local authority may be authorised to acquire land under section 226 of the 1990 Act include purposes which it is necessary to achieve in the interests of the proper planning of the area in which the land is situated, if the authority think that the acquisition will facilitate the carrying out of development, re-development or improvement on or in relation to the land.
33. The report indicates that, whilst initially holding the Property as an investment the acquisition recommended by the report will facilitate the carrying out of development, re-development or improvement in relation to the land, whether as housing or as alternative retail or other purposes.
34. As well as the general power of competence contained in the Localism Act and referred to above, the Council also has powers to acquire land by agreement pursuant to s120 of the Local Government Act 1972, for the purposes of any of the Council's functions.
35. Accordingly there are adequate powers for the Council to acquire this site.

Strategic Director of Finance & Governance

36. Set out in the closed version of the report.

REASONS FOR URGENCY

37. The vendor has set a challenging timescale for the Council to obtain Cabinet authority to proceed with this acquisition and complete all legal formalities. If the Council does not meet these timescales then it is likely the ability to complete this acquisition will be lost and the Council will lose out on the opportunity to acquire a site providing substantial additional income and growth to support the delivery of council services and the prospect over the longer term to deliver new council homes on the site.

REASONS FOR LATENESS

38. It has not been possible to circulate this report with five clear days in advance of the meeting because the timings of the selection of the successful bidder by the vendor aligned with the challenging timescale set by the vendor for completion meant that officers were unable to prepare appropriate reports to meet this circulation deadline.

BACKGROUND DOCUMENTS

Background Papers	Contact
Council Plan 2018/9 – 2021/22	
Link: http://moderngov.southwark.gov.uk/documents/s78763/Report%20Council%20Plan.pdf	

APPENDICES

Appendix	Title
A	Plan of 760 Old Kent Road, SE15

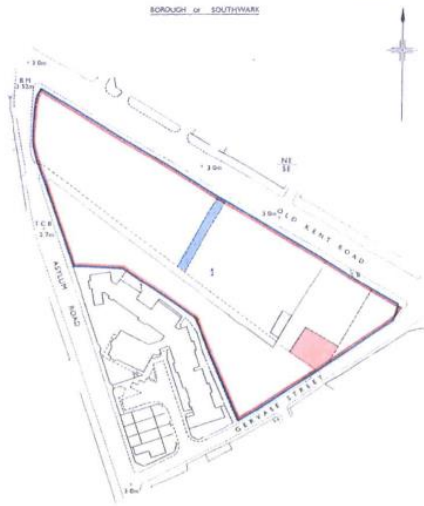
AUDIT TRAIL

Cabinet Member	Councillor Rebecca Lury, Cabinet Member for Finance & Resources	
Lead Officer	Stephen Platts; Director of Regeneration	
Report Author	Marcus Mayne; Principal Surveyor: Regeneration South	
Version	FINAL	
Dated	15 October 2020	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Housing & Modernisation	No	No
Director of Law & Democracy	Yes	Yes
Strategic Director of Finance & Governance	Yes	In closed version
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team	15 October 2020	

Appendix A: 760 Old Kent Road, SE15

plan 1

H.M. LAND REGISTRY		TITLE NUMBER	
		TGL100520	
ORDNANCE SURVEY	COUNTY	NATIONAL GRID	SECTION
PLAN REFERENCE	GREATER LONDON	TQ347	Q
Scale: 1/1250		© Crown copyright 1973 Old Reference 1N 31 5	



OLD KENT ROAD



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Item No. 13.	Classification Open	Date: 20 October 2020	Meeting Name: Cabinet
Report title:		Policy and Resources Strategy: revenue monitoring report, including treasury management 2020-21 (month 5)	
Ward(s) or groups affected:		All	
Cabinet Member:		Councillor Rebecca Lury, Finance and Resources	

FOREWORD – COUNCILLOR REBECCA LURY, FINANCE AND RESOURCES

Covid-19 has had an unprecedented impact on the finances of our Borough, and one that is currently being left with us to resolve largely on our own, as Government offers limited reimbursements for the outgoings that we have made over the previous months to support our residents during this difficult time. We continue to face additional costs through our direct interventions to support our communities; we have seen planned savings been delayed or cancelled and we are experiencing significant pressures from lost income through fees and charges. Alongside this, as our residents and businesses face increased pressures, this has a knock-on impact on our Borough, with reductions in tax collection in both council tax and business rates.

As we consider this report, we are seeing an increase in Covid-19 cases throughout the Borough and across the country, and whilst Government attempts to control the spread of the virus, we can expect further financial contributions will be needed for the coming months to support and protect residents and businesses as best we can.

This uncertainty about the approach being taken by Government to control the virus means that it is incredibly difficult to make a definitive assessment of the full financial impact on the Council. This uncertainty creates significant challenges for us in looking ahead to renewal and recovery.

Whilst government funding received so far has been welcome, the Council is still bearing the burden of supporting our residents, communities and local businesses. So far we expect to receive around £36.5million from the Government’s Emergency Funding, but this still leaves us with a significant financial pressure of approximately £12.9million in this financial year. Without additional support it is highly likely that the council will overspend its agreed 2020-21 budget, with a significant negative impact on reserve levels.

It is fair however to say that there are some areas where, even without Covid-19, the Council is seeing financial pressures.

The operating environment of the Education service continues to be challenging, largely driven by the statutory costs incurred in home to school transport. Structural pressures within the ring-fenced DSG mean there is an adverse in-year variance of £3.2m anticipated in 2020-21 which, whilst a great improvement on last year's £7m, will still leave an accumulated deficit at year-end of £21.7m.

Elsewhere the ongoing emergency tree recovery plan to address the requirements of health and safety regulations and reduce risks to the public continues to incur major costs.

Without Covid-19 having the impact that it has, as can be seen in this report, our financial situation would be significantly different, and whilst we will always prioritise supporting our Borough, it cannot be the case that local authorities are having to take such a significant financial hit at this time.

We will therefore continue to lobby national government to make good on their promise to councils that they would cover the cost of additional council spending required to support people through COVID-19, not just those things that it has asked councils to do.

RECOMMENDATIONS

That the Cabinet notes:

1. The General Fund forecast outturn position for 2020-21 (Table 1);
2. The Covid-19 emergency funding support received to date (paragraph 23 - 27);
3. The governments Covid-19 Sales, Fees and Charges compensation scheme (paragraph 24), and that the scheme only part funds the actual losses incurred;
4. The difference of £12.897m between the additional costs and lost income forecast in this report and the funding provided the government to date (Table 2);
5. That the funding shortfall does not include the costs of Covid-19 support for residents, businesses and communities already funded from reserves of £4.0m (paragraph 22);
6. That Cabinet notes the forecast losses on the Collection Fund, currently estimated at £16m, will be a charge to future years budgets (paragraph 22);
7. That the cabinet notes the other key adverse variations and budget pressures underlying the forecast outturn position, notably:
 - DSG High Needs in year pressure of £3.2m and accumulated deficit of £21.7m (paragraph 44 – 48)

- Emergency tree recovery plan £1.8m;
8. That cabinet notes the Housing Revenue Account (HRA) forecast outturn position for 2020-21 (Table 3, paragraphs 78-90)
 9. That Cabinet note that there is currently no compensation for the HRA for additional costs or lost income arising from the pandemic;
 10. That cabinet notes treasury management activity to date in 2020-21 (paragraphs 91-98).
 11. That cabinet note the interdepartmental General Fund budget movements that are less than £250k as shown in Appendix A.

BACKGROUND INFORMATION

12. The council agreed a balanced General Fund budget of £294.292m on 26 February 2020 based on a 3.99% council tax increase. The Policy and Resources Strategy for 2020-21 assumed that no reserves would be used to underwrite the budget.
13. The council also approved budget decisions which included reductions of £9m within the General Fund for 2020-21. Performance on achieving these savings is closely monitored and significant variances will be included in departmental narratives.
14. In 2019-20, after the utilisation of £7m of DSG reserve, the council was able to contribute £17m to General Fund reserves to mitigate future risks, fulfil commitments already made and to provide resources to support service transformation. The level of balances remains subject to the scrutiny of the Section 151 officer who must ensure that any one-off contributions to the budget are appropriate and affordable.
15. The cabinet agreed a balanced housing revenue account (HRA) budget on 21 January 2020.
16. At the beginning of March 2020, the UK and London saw significant uplift in the number of reported cases of individuals with or self-isolating due to showing symptoms of Covid-19, or Coronavirus. A pandemic was well underway. The council's emergency arrangements (and those of partners), including communications and workforce strategies, were already in place when, on 16 March, the government announced a number of lockdown measures. By this stage the Council had moved to core critical service delivery in line with the rest of London.

KEY ISSUES FOR CONSIDERATION

General Fund overall forecast position

17. While the Covid-19 pandemic situation continues to develop, including a

second wave of infection, it is extremely difficult to make a definitive assessment of its full financial impact. This uncertainty creates significant challenges ahead in terms of both recovery and renewal. As such the figures in this report are based on our best forecasts and remain subject to change.

18. Table 1 below shows the current forecast outturn position by department. We are forecasting an overspend on the General Fund of £13.2m after application of the Government's Emergency Covid-19 Funding of £30.0, Sales, fees and charges funding of £6.5m and contingency budget of £4.0m.
19. In addition, over spending on the DSG is forecast at £3.2m, which will result in an increase in the accumulated deficit on the DSG reserve from £18.5m to £21.7m at the year-end.

Table 1: General Fund forecast outturn position for 2020-21:

General fund	Original budget £'000	Budget movement £'000	Revised budget £'000	Forecast Spend in year £'000	Variance before use of reserves £'000	Planned movement in reserves £'000	Total use of resources £'000	Variance after use of reserves £'000
Children's Services	62,450	178	62,628	64,420	1,792		64,420	1,792
Adult Social Care	88,326	-611	87,715	98,583	10,868		98,583	10,868
Commissioning	4,987	433	5,420	5,896	476		5,896	476
Education	26,617	-287	26,330	27,055	725		27,055	725
Total Children's and Adults' (excluding DSG)	182,380	-287	182,093	195,954	13,861	0	195,954	13,861
Environment and Leisure	70,298	12,684	82,982	102,165	19,183		102,165	19,193
Housing and Modernise	69,789	-10,549	59,240	71,493	12,253	-785	70,708	11,468
Chief Executive's	3,140	-713	2,427	8,895	6,468		8,895	6,468
Place and Wellbeing	-674	674	0	0	0		0	0
Finance and Governance	21,203	0	21,203	23,239	2,036	-758	22,481	1,278
Strategic Finance	-15,254	-1,659	-16,913	-15,512	1,401		-15,512	1,401
Support cost recharges	-40,740	0	-40,740	-40,740	0		-40,740	0
Contingency	4,000	0	4,000	0	-4,000		0	-4,000
Total General Fund services	294,142	150	294,292	344,494	51,202	-1,543	343,951	49,659
Covid-19 Funding	0	0	0	-25,363	-25,363	-11,137	-36,500	-36,500
Total General Fund services	294,142	150	294,292	320,131	25,839	-12,680	307,457	13,159
Dedicated Schools Grant	150	-150	0	3,219	3,219		3,219	3,219
Net revenue budget	294,292	0	294,292	323,350	29,058	-12,680	310,670	16,378

20. All strategic directors will continue to take action to ensure that they deliver their services within budget. Progress for each department is shown in the narrative below. Management actions are ongoing to continue to address all budget pressures, including those related to Covid-19.

Covid-19 costs and funding

Table 2: Analysis of forecast outturn variance

	Variance after use of reserves £'000	Variance attributable to Covid-19 £'000	Non Covid-19 variance £'000
Children's and Adult' (excluding DSG)	13,861	13,861	0
Environment and Leisure	19,183	16,550	2,633
Housing and Modernise	11,468	11,005	463
Chief Executive's	6,468	5,015	1,453
Finance and Governance	1,278	1,278	-287
Strategic Finance	1,401	1,401	0
Contingency	-4,000	0	-4,000
Sub-total	49,659	49,397	262
Emergency funding	-30,000	-30,000	
Sales, fees and charges funding	-6,500	-6,500	
Overspend after Covid-19 funding	13.159	12.897	

Estimated increases in spending and losses in income due to the pandemic

21. Table 2 analyses the outturn variance between the additional costs and lost income attributable to the pandemic and other variances which are described in more detail within the directorate commentaries.
22. Since April 2020 the Ministry for Housing, Communities and Local Government (MHCLG) has surveyed all local authorities to estimate the financial impact of the Covid-19 pandemic. At the end of September we submitted the latest update. In addition to the financial pressures emerging through the budget monitoring forecast, the return includes other areas of additional cost and income losses, including:
- Collection Fund losses estimated at £9.0m for Business Rates and £7.0m for Council Tax. These losses in the Collection Fund in 2020-21 will be recovered through the budget setting process for 2021-22 to 2023-24;
 - Spending funded from earmarked reserves including enhancement of Southwark Emergency Support Scheme, (£1.5m), small business

support scheme (£2.1m) and Southwark Community Support Scheme (£0.4m);

- Additional costs to the capital programme, for example additional costs from lost productivity and social distancing measures; holding costs and contractual claims, spending on IT infrastructure

Covid-19 Government support

23. On 12 October 2020 the government announced further emergency funding to local authorities of £1bn. At this stage no details are known as to how this will be distributed but it is assumed that the grant will be for general cost pressures. The council's share of this funding is estimated at £6.4m (to be confirmed). This would be the fourth tranche of general funding support and would bring Southwark's share of all tranches to circa £30.0m. As highlighted in Table 2, the funding falls far short of the additional costs and income losses incurred.
24. The government has also implemented a scheme to compensate local authorities for income losses for sales, fees and charges (SFC). The methodology for support is that 5% of overall sales, fees and charges budgets will be disregarded and grant awarded on 75% of losses, after the disregard. Losses on rental income are ineligible. An estimate of circa £6.5m has been allowed for in the forecast, significantly below actual losses.
25. The first claim was submitted on 30 September. Eligible losses for the period to the end of July were £8.1m, of which the government scheme will fund just £4.1m
26. With respect to Collection Fund losses, the government has announced that they will fund a proportion, with further details to be announced at the Spending Review. Residual losses will be permitted to be spread over three financial years from 2021-22.
27. In addition to the emergency funding and SFC compensation, the government has also made available other targeted funding including, Business Support Grants, Hardship Fund, Care Home Support and Track and Trace funding.

Departmental Monitoring Information

Children's and Adults' services

28. Despite very strong financial performances in recent years, including favourable outturns across social care, the impact of Coronavirus is likely to lead to an adverse year end position in 2020-21. A combination of increases in cost and demand, emergency provider support and postponed efficiencies are expected to result in general fund pressures of approximately £13.9m. The ring-fenced Dedicated Schools Grant

(DSG) is likely to see a £3.2m in-year deficit, bringing the accumulated position to £21.7m by the end of the year.

29. The forecast outturn positions quoted above and in the divisional summaries below do not reflect the application of MHCLG Covid-19 funding, but include an estimated £3.4m of NHS funding applied directly to Adult Social Care.

Adult Social Care

30. The Adult's division opened the year in excellent shape following three years of favourable financial performance and would otherwise have been on course for a fourth. However, the inevitable pressures across all services mean that an adverse variance is now anticipated, wholly attributable to additional costs, lost income and delayed savings due to the Covid-19 pandemic.
31. Year-on-year, key areas of spend are up as follows;
- | | |
|---------------------|-----|
| a. Residential Care | 15% |
| b. Nursing Care | 10% |
| c. Home Care | 27% |
| d. Supported Living | 36% |
32. Departmental PPE and infection control costs, both for in-house and provider use and largely attributed to Adult Social Care are expected to cost in the region of £2m. Additionally, the government released £5.2bn to councils to offset temporary increases in fees and/or lump sum payments to care providers to support full sick pay for staff and significant increases in PPE costs.
33. Increases in Residential, Nursing and Home Care activity and cost reflect the substantial impact of the NHS accelerated discharge and admissions avoidance on the council. Whilst the initiative was successful in creating bed capacity in hospitals, the council and the local care provider market have had to deal with the fallout, including infection outbreaks within care settings, increased infection control measures and un-budgeted cost pressures.
34. In late March, government announced a £1.3bn fund to reimburse councils for the cost of the hospital discharge and admittance avoidance. The funds are intended to flow from NHS England to local authorities via a claim process managed locally via CCGs. To date, the council has claimed £3.4m however at the time of writing these funds have not yet been received and the council continues to operate at risk on a goodwill basis.
35. Pressure arising as a result of lost income from client contributions will also add to the burden, although estimating the extent of this is difficult at this early stage. Income from client contributions accounts for about £8m

of the Adult Social Care budget. Assessments for liability for contributions to care ceased in March and recovery of pre-existing debts has understandably been scaled back.

Children & Families

36. The Children & Families division entered 2020-21 on the back of two consecutive years of favourable financial performance. Whilst the direct impact of the pandemic has been less severe than for Adults', the resulting pressures on placement budgets combined with an increasingly difficult local employment market will likely result in a £1.8m adverse variance at year end.
37. A range of factors over many years have led to a shortage in the supply of children's social workers. Aggressive recruitment practices within London have further exaggerated this problem and resulted in an undesirable level of agency staffing in many boroughs. This trend appears to be worsening and is putting increasing pressure on the Children & Families budget. Initiatives are now underway to ensure that our recruitment and retention approach is as attractive as possible and this should go some way to reversing the trend. However, it seems likely that without greater progress at a national level it will be difficult to fully resolve this.
38. No savings were required of the Children & Families division in 2020-21. Furthermore, the service has continued to invest in advance of the OFSTED visit, which has taken place in recent weeks.

Education (General Fund)

39. The Education budget remains under pressure, largely driven by the statutory costs incurred in home to school transport. Whilst in previous years these have been partly mitigated through favourable variances in management and schools standards budgets, this is unlikely to be possible in 2020-21. The current forecast is a £0.7m adverse variance, an increase of approximately £0.4m on last year's outturn.
40. The pandemic has impacted the division financially in a number of ways including;
 - Additional support to all schools, including enhanced Free School Meals offer
 - Anticipated impact on transport budgets of:
 - Full return to school in September and the challenges of transporting children with SEND whilst maintaining social distancing
 - Potential changes to TFL under-18s transport policy and resulting burden placed on the local authority.
 - Diversion of resources and changes in the schools economy impacting on both savings and income generation targets.

41. Where possible, savings have been negotiated on contracts where provision has reduced or ceased as a result of the skeleton service schools have been allowed to provide to date. So far, savings in excess of £300k have been achieved.
42. As schools reopen throughout the autumn term it is likely that transport costs will increase. There are a number of variables affecting this, including reductions in bus capacity as a result of social distancing (buses currently running at 25%), staggering drop-off and pick-up times, the impact of shielding children remaining at home and the potential increased demand arising from the proposed TFL U18's travel policy. Officers within the service and in finance will monitor this area of the budget closely and work with providers to deliver the service as safely, efficiently and economically as possible.

Commissioning & Central Services

43. The Commissioning team have been at the heart of the social care emergency response to the pandemic for care providers. In addition to maintaining the business as usual commissioning and procurement functions, the team have also been dealing with vastly increased provider management and support and the distribution of millions of pounds of PPE on behalf of South East London. Whilst some savings had been anticipated through a restructuring it has not yet been possible to complete this work and the combination of these related factors is likely to leave the division with an adverse variance at year-end. Work is being undertaken to address this to bring the budget back in line for 2021-22.

Dedicated Schools Grant (DSG)

44. Structural pressures within the ring-fenced DSG have been a running theme in budget monitoring reports for some time now. An adverse in-year variance of £3.2m is anticipated in 2020-21 which, whilst a great improvement on last year's £7m, will still leave an accumulated deficit at year-end of £21.7m.
45. The adverse variance arising in 2020-21 is largely attributed to the following:
 - The rejection by the Secretary of State of the Council's request (with the agreement of the schools forum) to transfer an additional £1.4m from the Schools Block to the High Needs Block,
 - Greater than anticipated increase in demand for Education, Health and Care Plans (EHCPs),
 - Savings and efficiencies delayed as a result of resources diverted to respond to the pandemic.
46. Officers continue to pursue savings and efficiencies against the High Needs Block and in particular through commissioning work focussed on

Independent Non-Maintained Special Schools and Alternative Provision. Previously agreed action plans are being reviewed and refreshed to reflect changing circumstances.

47. The council has met and corresponded with the Department for Education (DFE) and Education and Skills Funding Agency (ESFA) over the past year about the support required to deal with the accumulated deficit. The issue is not a new one, nor is it just a local one and lobbying continues through both local and national Education and Finance directors' representative bodies.
48. There has been some encouraging news from the Minister of State for Schools Standards in recent weeks, including the promise of additional monies to the pressured High Needs block. Further work is needed to understand how these monies are to be funded and distributed, however it seems possible that from 2021-22 the DSG may return to an in-year balanced position. Dealing with the accumulated deficit, however, is a more challenging task and the Minister has indicated that the department will enter 'negotiations' with authorities in significant deficit to explore how 'support' may be provided. A visit from the ESFA has been planned for October, partly in fulfilment of conditions imposed on the Council in securing the partial block transfer in 2020-21. We understand the agency will work with us to review plans to reduce the DSG deficit.

Environment and Leisure

49. The E&L Department (excluding Public Health) is projecting an adverse variance of £19.2m for 2020-21.
50. The budget pressures resulting from the current COVID-19 pandemic situation across the numerous service areas within the department are unprecedented with many of the services incurring high unbudgeted costs. Some of these budget pressures include the additional costs being incurred on the leisure management contract and other cost pressures across the environment directorate.
51. Concurrently, there has been a drastic reduction in income in many areas such as parking, markets, road network management and management fee on leisure management contract, which has significant implications for the department which has income generation as its backbone.
52. The department is currently coordinating a detailed exercise across the service areas for the council's submission for the Government compensation scheme for lost sales, fees and charges arising from COVID-19. Any central government income received from this exercise will be allocated to the service areas and reflected in the revenue monitors once confirmed.
53. The impact of COVID-19 has also resulted in the department's inability to

achieve planned budget savings for 2020-21 adding further pressure on departmental finances.

54. The forecasts are based on current best estimates taking into account, the ongoing uncertainties in the environment, their complexity and volatility. Projections also assume the ripple effect will continue to be felt to an extent throughout the year and beyond, however, they do not factor in the possibility of a second wave. The department will continue its environmental scanning and monitoring to ensure that the forecasts remain robust and relevant.

Public Health

55. Public Health is currently projecting a favourable variance of £426k. The service has a combination of fixed costs and volume driven contracts. Given the current environment (fall in demand for some services due to Lockdown), the plan is to move some contracts from payments based on fixed amounts for quarters 1 & 2 to 'blended' methods of payments which will be partly fixed and partly on actual volume of activity. The favourable variance will be used to contribute towards the Public Health negative reserve (£1.8m).
56. Full year projection includes £2.5m additional funding for Test & Trace activities.

Housing and Modernisation (H&M)

Overview

57. The outturn forecast for 2020-21 shows a net budget pressure of £11.5m reflecting both local cost pressures and commitments together with the unprecedented impact of Covid-19 that was unforeseeable when the budget was set in February 2020. Southwark has played a key role in supporting residents and businesses during the worst of the pandemic ensuring that the most vulnerable in our community and local economy are protected, resulting in significant additional cost and loss of critical income streams that support the budget. Notwithstanding the financial support announced by government, it is extremely unlikely that the council will be able to fully recoup its costs/losses.
58. For reference, following some corporate service realignment during the summer, the Communities and Human Resources divisions no longer form part of H&M and have moved to Environment & Leisure and Chief Executive's departments respectively. The key H&M budget headlines are set out below.

Customer Services - Temporary Accommodation (TA) and Housing Solutions

59. Demand for TA and the cost of provision continues to be one the

council's most intractable budget pressures. Whilst the Covid-19 pandemic has hugely exacerbated the position, there is an underlying cost pressure of around £1.5m to £2m given existing discharge policy criteria, similar to that in 2019-20. Whilst the council's decisive and rapid response to homing the borough's rough sleepers and those in shared accommodation is to be applauded, it has come at a very high cost and is a major concern going forward given the continued uncertainty. The temporary use of expensive hotel accommodation to house clients is currently being scaled back as quickly as the supply of suitable alternative accommodation permits, but the ending of restrictions prohibiting evictions in the private rented sector is expected to lead to a spike in demand which will further impact the position; therefore the current outturn forecast of £8.9m (net of MHCLG grant funding) should be viewed with extreme caution. The Housing Solutions service is currently forecast to be around £0.5m over budget, which will be met through the release of reserves earmarked for this purpose.

Customer Services – Registrars and Citizenship

60. The Registrars service has been seriously affected as all weddings and ceremonial events were unable to proceed and have only recently recommenced on a restricted basis. With costs mostly fixed, the loss of fee income in 2020-21 is estimated to be in the order of £0.3m.

Modernise – Shared Information and Communication Technology Service (SICTS)

61. The cost of IT under the SICTS is currently forecast to be contained within budget, but it remains subject to change. The programme to migrate from data centres to a cloud computing environment with Azure and upgrading to Office 365 continues and is expected to deliver greater operational efficiency and resilience. It is important to acknowledge that the service has responded rapidly to the Covid-19 crisis and operational changes necessitated by it, accelerating the delivery of the smart working programme, which has enabled the council to maintain a high level of service capability throughout, particularly in relation to the most vulnerable residents in the borough. Within future council plans for a measured return to offices, technology will play a key part in facilitating a safe return for staff and clients, through increasing capacity to being able to video conference, work flexibly with the continued rollout of laptops and refreshing and re-organising workstations to allow for social distancing.

Modernise - Corporate Facilities Management (CFM)

62. CFM is responsible for managing the council's operational estate, ensuring that buildings are compliant with health and safety regulations and are fit for purpose for both staff and service users. There are a number of events, not least Covid-19 that adversely impact the budgetary position for the service in 2020-21 totalling £2.5m as set out

below.

63. CFM have been leading the Council's health and safety response to the pandemic providing the physical adaptations, sanitisers, screens, signage and PPE to those buildings where there has been no alternative but to remain open. The additional expenditure forecast for these purposes total around £1m.
64. The CFM budget was predicated on the Southwark Clinical Care Group (CCG) increasing their occupation of Tooley Street and generating additional annual rental income of £750k for the council, which was built into the base for 2020-21. However, the workplace impact of Covid-19 has led the CCG to review their plans and withdrawing from the arrangement. As such this becomes an unavoidable commitment going in to 2021-22 unless an alternative tenant can be found. Given the longer-term workplace implications arising from Covid-19, the situation is under review.
65. The service is currently planning for the transition from its existing FM contract arrangements to new arrangements scheduled to begin in July 2021 and is undertaking a major procurement for which additional resources are necessary to support the process. Covid-19 has already impacted on this process, delaying the planned start date of the new contracts and contributing to a budget pressure of around £0.5m. Based on the current procurement strategy, the new arrangements will almost certainly cost more and require further budget commitment in 2021-22.
66. CFM also manages a programme of life-cycle capital investment for the council's operational estate and other capital works programmes for departments for which it derives fee income. Covid-19 has impacted on the ability to fully meet the planned programme this year with a consequent reduction in fee income expected of around £0.2m.

Chief Executive's department

67. The Chief Executive Department is forecasting an adverse variance of £6.5m for the year end at this stage. The adverse variance mainly relates to the following areas:
68. The Regeneration directorate is forecasting an adverse variance of £4.2m due to the loss of income from the impact of the COVID 19 pandemic situation on rent income and other NNDR costs.
69. The impact of COVID 19 is also affecting the planning fee and Land Charges income totalling £2.2m in the Planning and Transport directorate.
70. There are also some cost pressures within the Chief Executives Office for additional staffing costs in responding to the Covid 19 and Recovery and Renewal section.

71. The department is currently coordinating a detailed exercise across the service areas for the council's submission for the Government compensation scheme for lost sales, fees and charges arising from COVID-19. Any central government income received from this exercise will be allocated to the service areas and reflected in the revenue monitors once confirmed
72. The budgets are being monitored closely and any changes to this projected outturn position will be reported at the next revenue monitor report to cabinet.

Finance and Governance

73. Finance and Governance is reporting an overspend of £1.278m after the use of reserves. The key variances are within Exchequer services and are due to the Covid-19 pandemic. There has been a freeze on court costs and debt recovery and an increase in the use of the Capita contract contributing to a net pressure of £1.565m. Increased call on the Southwark Emergency Support Scheme and Hardship Funds increases the pressure by £0.9m.
74. Elsewhere favourable variances, principally due to staffing vacancies, help mitigate the Covid-19 impact of reduced income within the legal trading division.

Strategic Finance

75. Strategic Finance is forecasting an overspend of £1.4m due to the Covid-19 cost of the pan-London temporary mortuary facilities. The budgets are being monitored closely and any changes to the projected outturn position will be reported at the next revenue monitor report to cabinet.

Contingency

76. It is anticipated that the contingency budget will be fully utilised to meet existing and potential pressures within the 2020-21 General Fund budget.

Progress in delivering efficiencies and improved use of resources and income generation

77. As part of the budget setting process for 2020-21, £8.7m efficiencies, income generation and savings proposals were agreed. The impact of the pandemic means that some savings have been delayed or at risk of not being fully implemented in year. The impact is reflected in the forecast outturn position reported for each department.

HOUSING REVENUE ACCOUNT (HRA)

Table 3 - Housing Revenue Account

	Budget 2020-21 £'000	Outturn 2020-21 £'000	Variance 2020-21 £'000
Asset Management	52,644	57,931	5,267
New Build	583	278	-305
Communities	9,145	9,145	0
Resident Services	39,885	43,035	3,150
Customer Services	9,490	9,839	349
Central Services	29,477	29,411	-66
Debt Financing	33,105	26,501	-6,604
Depreciation	53,000	53,000	0
Exchequer Services	8,434	7,907	-527
Tenant's Rents & Service Charges	-223,115	-223,243	-128
Homeowner Service Charges	-32,338	-33,474	-1,136
Revenue Contribution to Capital	19,670	19,670	0
Appropriations to /(from) Reserves	0	0	0
Total HRA	0	0	0

78. The outturn forecast incorporates a number of known budget pressures and commitments in relation to the management and maintenance of the council's housing stock and the exceptional circumstances arising from the Covid-19 pandemic. These cannot be fully quantified at this juncture and the forecast should therefore be viewed with caution. The position will be kept under review and changes will be reported in subsequent monitoring reports. The underlying position is a negative variance of £6.6m and will be managed through a reduction in the capital financing provision set aside for debt repayment to ensure a balanced position by year-end. It is important to note that the scope within the HRA to manage underlying budget pressures cannot be sustained indefinitely without some structural re-prioritisation of service provision moving forward.
79. The repair and maintenance of the housing stock consumes the greatest proportion of operating resources and the budget remains under constant pressure, with an outturn forecast of £5.3m overspent, consistent with the previous year. Whilst there are a number of budget variances across the asset management division, the most significant factor contributing to this position is the repair and maintenance, voids (particularly for temporary accommodation usage) and communal repairs work programmes delivered in-house. As reported previously, costs are higher and performance is not at the level predicated in the business model, leading to a forecast trading deficit of £4.8m overall (£3.3m higher than budget). Realistically, this cannot be sustained and increases the pressure on resources in other areas. Implementation of the strategic business improvement plan is crucial to improving

operational efficiency/productivity, controlling costs and achieving the higher service standards and value for money that residents expect and deserve.

80. Other areas of particular concern are in relation to the district heating network, where aging infrastructure is problematic causing frequent outages and requiring the use of expensive temporary boilers to maintain service. Coupled with the carbon reduction agenda, this cannot be met from revenue resources alone, but requires significant capital investment over a sustained period. Void turnover, particularly those used for temporary accommodation (reflected in Resident Services outturn) is running at a higher rate and unit cost than originally predicated and shows no sign of abating, giving rise to significant budget variation which needs to be adequately baselined going forward.
81. Where permissible, eligible works expenditure is capitalised, but this simply shifts the burden to the capital programme (QHIP) which is itself under resourced and requires re-profiling over an extended timeframe to remain sustainable. Whilst a key business plan objective remains to contribute a greater proportion of revenue funding to support QHIP, it is becoming increasingly harder to achieve given the excessive budget pressure exerted from the reactive repairs and maintenance programme. However, based on current forecasts it is anticipated that the budgeted level of depreciation and revenue support (CERA) for the investment programme can be maintained as planned for 2020-21.
82. Given the self-financing nature of the HRA, rental and other income streams are of paramount importance for the sustainability of the HRA business plan. Gross rent debit and void loss are key budget indicators and are tracking close to budget, notwithstanding the rehousing of hostel clients due to Covid-19 into other council accommodation and greater use of estate voids. It also benefits from lower RTB activity than estimated and new council properties coming on-stream as part of the council's commitment to build 11,000 new homes. However, the position regarding rent collection is of concern with performance currently around 95% but gradually increasing, whereas it would normally be 99.5%+. In budget terms, this will result in higher rent arrears at year-end and require a higher level of bad debt provision to be made to mitigate the risk of non-collection, which is reflected in this forecast. The HRA maintains a prudent level of provisions to meet collection losses/write-offs and estimates that the full budgetary provision will be required and will be unavailable to mitigate budget pressures elsewhere in the HRA this financial year.
83. Homeowner service charges represent the second largest income stream to the HRA and reflect the proportionate costs associated with managing and maintaining properties sold under the 'Right to Buy'. These costs are fully rechargeable under the terms of their lease in order to prevent cross-subsidy from tenants. The forecast currently assumes billing to be around £1.1m higher than budgeted, largely due to higher

prior year actualised billing reflecting higher utility and maintenance costs. Homeowner major works are linked to the investment programme and reflect the type of works being undertaken and their eligibility for recharging to homeowners and are recycled back into the HIP. Given the nature of the capital programme, it can lead to some volatility between years but is currently forecast to be in line with budget expectations.

84. Central Support Services comprises non-operational service budgets such as departmental and corporate overheads, arrears/bad debt provisions, revenue support for the capital programme and debt financing. Unlike the general fund, there is no requirement to make a minimum revenue provision (MRP) in the HRA which in the short-term provides the necessary flexibility to mitigate budget pressures and exceptional demands across the wider HRA. However, as the requirement to increase borrowing to finance the new homes programme and other strategic investment needs, such as the heating network, this flexibility will be quickly eroded and requires a more sustainable approach to service spending. Borrowing remains subject to the provisions of the Local Government Act 2003 which requires authorities to have due regard to the CIPFA's 'Prudential Code', when determining how much it can prudently afford to borrow.
85. In the same manner as the council's general fund, the HRA holds reserves for specific purposes and as contingency against operational deficits, unforeseen events and to mitigate future risks in line with the council's medium-term resource strategy (MTRS). At 31 March 2020 earmarked reserves stood at £23.0m (previously £20.8m in 2018-19). The measured upward movement is to be welcomed, but in the context of the size of the council's HRA and HIP, reserves remain below the optimal level considered prudent and will be managed over the medium-term with a view to building a greater level of sustainability going forward.

Reserves

86. The council retains a level of earmarked reserves and these are reported each year within the annual statement of accounts. As at 31 March 2020 the council had unallocated general fund reserves of £21m and net earmarked reserves of £128m, including negative reserves for DSG high needs and public health.
87. Earmarked reserves are maintained to fund:
- invest to save opportunities, which form part of the modernisation agenda and are expected to deliver future ongoing revenue savings
 - investment in regeneration and development where spend may be subject to unpredictable market and other factors
 - exceptional items or pressures which are difficult to predict and which are not included in revenue budgets or within the capital programme

Any application of these reserves for budget pressures will necessitate reductions in the programmes of work to be funded from them.

88. General Fund balances may be available in the short term to support the costs of the pandemic but use of these reserves will compromise financial resilience and will need to be maintained at existing levels over the MTFS period. Currently this period is constrained by the level of uncertainty created by lack of information on government funding sources. These reserves remain critical to the council's policy and resources strategy. Any use of General Fund balances by implication compromises the budget setting process for future years.
89. Without additional government support it is highly likely that the council will overspend its agreed 2020-21 budget, with a significant negative impact on reserve levels. As the year progresses, departments will continue to take management actions to reduce the cost pressures identified, and any plans to draw down further from reserves to support the budget for 2020-21 will be closely monitored.
90. Where a department identifies a need for additional funding there is a robust process for seeking support from reserves. The department must demonstrate that it is unable to contain the identified additional pressure within its existing budget, or provide evidence of prior agreement that the expenditure will be met from reserves. Further, opportunities will be sought to reduce the call on reserves through capitalisation of costs as appropriate.

Treasury management

91. As at the end of the first quarter the outstanding debt held by the council was £798m, a decrease from £810m as at 31 March 2020, reflecting scheduled repayment of short term loans from other local authorities.
92. During 2019-20 and in accordance with the approved Treasury Management Strategy, the council increased its long-term borrowing from the Public Works Loans Board (PWLB) by £76m. The loans were taken at fixed rates with maturities from 8 to 49 years. All long term borrowing is to support the growth in capital investment.
93. Drawing of long term borrowing has been supplemented by a continuation of short term borrowing from other local authorities to reduce the overall debt interest expense for the council. The level of short term borrowing from other local authorities as at 31 August stood at £168m.
94. The council maintains sizable investment balances, representing income received in advance of expenditure plus balances and reserves held. Investments as at 30 June 2020 were £186m (£133m at 31 March 2020) reflecting early payment of grant funding as part of the governments

Covid-19 response to assist councils cash flow.

95. Council resources that are not immediately required for current expenditure are invested in money market instruments in accordance with the MHCLG Guidance on Local Authority Investments and the approved Investment Strategy.
96. The annualised rate of return for council treasury management assets for the first quarter of 2020-21 financial year was 0.55%.
97. To assess the treasury management portfolio performance, the council measures the return against a composite investment benchmark of three month LIBID and one to three year gilt index. For the equivalent period of the financial year the benchmark index annualised return was 0.5% indicating an outperformance of the council portfolio versus the benchmark.
98. The rate of investment return generated by the treasury management portfolio is a consequence of the council's prudent, low risk approach to treasury management investing. This is in line with the requirements of the statutory guidance for local government treasury investment issued by MHCLG.

Community impact statement

99. This report monitors expenditure on council services, compared to the planned general fund budget agreed in February 2020, and HRA budget agreed in January 2020. Although as a monitoring report this report has been judged to have no direct impact on local people and communities, the expenditure it is reporting reflects plans designed to have an impact on local people and communities. Community impact was considered at the time the services and programmes were agreed. It is important that resources are efficiently and effectively utilised to support the council's policies and objectives.

REASONS FOR URGENCY

100. The council regularly updates Cabinet on the revenue monitoring position. This is vitally important in the current circumstances of the Covid-19 pandemic, and its financial impact on the councils overall financial position.

REASONS FOR LATENESS

101. We continue to await announcements from the government on financial support and monitor the financial impact of the pandemic on the council's overall financial position. The Prime Minister made a further announcement on funding support for local authorities on 12 October 2020 which has been incorporated into this report.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Policy and Resources Strategy 2020-21 – revenue budget: Council Assembly 26-02-2020	160 Tooley Street PO Box 64529 London SE1P 5LX	Rob Woollatt 0207 525 0614
Link: http://moderngov.southwark.gov.uk/documents/s87488/Report%20Policy%20and%20Resources%20Strategy.pdf		
Housing Revenue Account: Final Rent-Setting and Budget Report 2020-21: Cabinet 21/01/2020	160 Tooley Street PO Box 64529 London SE1P 5LX	Ian Young 020 7525 7849
Link: http://moderngov.southwark.gov.uk/documents/s86580/Report%20Approval%20of%20the%20Housing%20Revenue%20Account%202020-21%20and%20rent%20setting.pdf		

APPENDICES

No.	Title
Appendix 1	Interdepartmental budget movements months 1 to 5

AUDIT TRAIL

Cabinet member	Councillor Rebecca Lury, Finance and Resources	
Lead officer	Duncan Whitfield – Strategic Director of Finance and Governance	
Report author	Rob Woollatt, Departmental Finance Manager	
Version	Final	
Dated	15 October 2020	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Law and Democracy	No	No
Strategic Director of Finance and Governance	n/a	n/a
Cabinet Member	Yes	Yes
Date final report sent to constitutional team	15 October 2020	

APPENDIX 1

Interdepartmental movements to be approved for months 1 to 5

Department From	Amount £	Department to	Amount £	Description of the budget movement
Children and Adults	(475,000)	Chief Executive's	475,000	Transfer Youth Fund
Place and Wellbeing	674,351	Chief Executive's Housing and Modernisation Environment and Leisure	(3,654,715) 2,980,782 (418)	Transfer of Place and Wellbeing functions
Housing and Modernisation	1,659,360	Strategic Finance	(1,659,360)	Transfer of Comensura budgets
Housing and Modernisation	(2,468,456)	Chief Executive's	2,468,456	Transfer of Human Resources
Housing and Modernisation	(12,779,055)	Environment and Leisure	12,779,055	Transfer Communities division

Interdepartmental movements to be noted for months 1 to 5

Department From	Amount £	Department to	Amount £	Description of the budget movement
Environment and Leisure	(57,283)	Housing and Modernisation	57,283	Transfer post in Health, Safety and Compliance
Environment and Leisure	(38,036)	Children and Adults	38,036	Transfer depreciation budget for Bellenden Old School Community Centre

Item No. 14.	Classification: Open	Date: 20 October 2020	Meeting Name: Cabinet
Report title:		Policy and Resources Strategy: capital monitoring report, including capital programme update 2020-21 (month 5)	
Ward(s) or groups affected:		All	
Cabinet Member:		Councillor Rebecca Lury, Finance and Resources	

FOREWORD – COUNCILLOR REBECCA LURY, CABINET MEMBER FOR FINANCE AND RESOURCES

The impact of Covid-19 on our Borough has had far reaching consequences which we could not have foreseen when we set the Budget back in March 2020, and which we expect to continue to have a significant impact on our financial position going forward.

Whilst activity is beginning to recover to former levels, the 2020-21 capital programme will remain substantially below planned expectations, and has therefore been adjusted to accommodate some of the inevitable delays.

In order to provide as much certainty as we can during these changeable times, we have reviewed the entirety of the Capital Programme, to consider those projects which should be prioritised and those areas where we may need to think again about the timescales for delivery.

As such, the reprofiled overall capital programme for 2020-21 is £402m, £179m of which is General Fund and £223m on the Housing Investment Programme.

As ever, we remain committed and ambitious about our ability to deliver major investments and improvements in our Borough, but given the impact of Covid-19, it seems prudent for us to review our areas of investment when so much remains uncertain.

RECOMMENDATIONS

That cabinet:

1. Notes the forecast outturn and resources for 2020-21 and future years for both the general fund and housing investment programmes as detailed in Appendices A, B and D;
2. Approves the virements and variations to the general fund and housing investment capital programme as detailed in Appendix C;

3. Approve the inclusion in the programme of the capital bids set out in Appendix E;
4. Notes the significant funding requirement of £379m which needs to be identified for the general fund programme to be fully delivered over the remaining term of the programme, as detailed in Appendix A.
5. Notes the significant funding requirement of £98m which needs to be identified for the housing investment programme to be fully delivered over the remaining term of the programme, as detailed in Appendix B.

BACKGROUND INFORMATION

6. On June 2020 the 2019-20 capital outturn report was presented to the Cabinet. This reported the capital outturn on the general fund programme of £102m and financing requirement (i.e. borrowing) of £64.7m. Spend on the housing investment programme for the financial year 2019-20 was £157m, with £20.2m financed by borrowing.
7. The total programmed capital expenditure over the ten year period 2020-21 to 2029-30 is £559m for general fund and £2,069m for the housing investment programme.
8. The scale of the capital programme is immense, representing a major element of the council's financial activities. It has a significant and very visible impact on the borough and hence on the lives of those who live, learn, visit and do business in the borough.
9. Due to the size and scale of the programme and the number of projects involved, it is inevitable that unforeseeable delays can occur which lead to some variations against planned spend. The Covid-19 pandemic effectively halted the programme in March 2020. Whilst activity has started to recover, delays and additional were inevitable. Actual resources may also vary to the plan, due to, for example, a delay in the sale of a property, or an external development with s106 or CIL obligations not being brought forward as quickly as anticipated. This has historically resulted in the capital programme being over-programmed in year, whilst retaining a balanced programme over the entire ten year life of the programme. However, the council now faces a position where planned spend is considerably in excess of forecast resources, not only in year, but also over the life of the programme.
10. The council's constitution requires council assembly to agree the capital strategy and programme at least once every four years, ensuring effective financial control and the achievement of value for money, within the provisions of financial standing orders. On 20 February 2019 the council assembly agreed a refreshed 10 year general fund capital programme and housing investment programme (HIP) for the period to 2027-28. Cabinet will consider and approve the refresh of the capital programme on a regular basis through capital monitoring reports to ensure it is fully

updated and aligns with the council's key priorities.

KEY ISSUES FOR CONSIDERATION

Programme position at Month 5 2020-21

11. The capital programme is detailed within the report and appendices as follows:
 - Appendix A set out the summary of the general fund capital programme 2020-2030
 - Appendix B sets the housing investment programme 2020-2030
 - Appendix C sets out capital programme budget virements and variations for approval
 - Appendix D provides further information on the general fund capital programme 2020-30.
 - Appendix E details new capital programme bids to support the delivery of the refreshed council plan to deliver a fairer future for all. Departmental narratives provide further detail on these bids.

General Fund

12. Attached at Appendix A is a summary of the general fund capital programme position as at month 5. The total programmed expenditure over the period 2019-20 to 2029-30 is £558.8m. The forecast spend in 2020-21 is £178.8m against a programmed spend of £219.8m.
13. Capital expenditure to the end of Month 5 was £18.1m representing 8% of forecast spend for the year.
14. Appendix C details the budget virements and variations for approval by cabinet.
15. Appendix D provides a breakdown of the programme by directorate and project and the departmental narrative statements (paragraphs 29 to 104) provide further details.
16. This programme position will continue to be monitored and reviewed over the remainder of the financial year and the final outturn position will be reported to cabinet.

Housing Investment Programme

17. The housing investment programme is forecasting total expenditure of £2,069m over the period 2020-21 to 2029-30. The forecast spend in 2020-21 is £223m against a budget of £376m. Spend to the end of month 5 was £25m representing 7% of total forecast spend for the year.
18. A breakdown of the schemes and budgets within the housing investment programme is included in Appendix B. Further narrative is provided at

paragraphs 104 to 111.

Resourcing the 2020-21 programme and onwards

19. Capital expenditure is financed through a variety of sources, typically receipts from the sale of capital assets, capital grants, external contributions such as S106 or Community Infrastructure Levy (CIL), from reserves or from revenue budget contributions. Any capital expenditure that is not financed by available capital resources must be financed by borrowing.
20. The strategy for financing the capital programme is to utilise grants, before using council receipts and reserves, thereby minimising any requirements for borrowing which will impact on the council's revenue budget.
21. The council can temporarily utilise other resources in lieu of using external borrowing to fund capital expenditure. This is referred to as internal borrowing. Whilst internal borrowing is a useful treasury management facility to minimise debt financing costs, it merely defers the timing of external borrowing rather than obviating the need.
22. The shortfall in available capital resources is financed from borrowing and will be funded from revenue contributions to support the debt costs over the life of the debt repayment.
23. The treasury management strategy has been to defer external borrowing, borrowing only when needed for liquidity purposes. Whilst this strategy has worked well for the council, saving over £20m since 2011, the increase in capital spending can no longer be financed entirely from internal borrowing. Accordingly since 2017-18 the council has needed to borrow externally to finance previous capital spending and to maintain target cash balances.
24. The make up of the capital programme is significantly influenced by the scale of resource availability from grants, s106, community infrastructure levy (CIL) and capital receipts and their timing. Over the life of the programme, all commitments must be met from anticipated resources. In the event of any shortfall in resources to fund the programme in any particular year the council would need to consider the use of prudential borrowing to bridge the gap. The cost of servicing the debt will be a charge to the revenue budget and funded from savings and/or returns on investments.
25. In the current ten year programme included within this report, there is a forecast shortfall of available funds of £347m to meet the planned general fund capital commitments and £98m to fund the ambitious housing investment programme.

26. In addition, proceeds from capital receipts are continually kept under review especially for sales and development agreements. Financing will require careful monitoring of commitments and a drive to secure the forecast capital receipts and other resources as planned over the rest of the financial year. As part of work to review capital financing, a review of s106 has been undertaken to identify where contributions can appropriately be utilised to support the capital programme, subject to the agreement of the Planning Committee.
27. In developing and managing its capital programme the council has to maintain clear control on the selection and use of resources to finance capital expenditure. Strategies for investments, borrowing and treasury management facilitate this control and assist the council to have clear strategic direction on its use of resources. Beyond 2020-21, there are likely to be future demands for borrowing and these will be assessed as necessary at the time as part of our treasury management strategy.

Departmental Updates

28. The sections below provide commentary on the budget outturn position by department for 2020-21.

GENERAL FUND (APPENDIX A)

CHIEF EXECUTIVE'S DEPARTMENT

29. The total value of the capital programme for the department over the period 2020-21 to 2029-30 is £210.7m. Project managers have reviewed the progress of the various schemes and budgets have been re-profiled in line with anticipated spend. The projected spend for the year is currently estimated to be £83.8m against the budget of £98.5m

Regeneration Division

30. The regeneration division (comprising of 4 project areas namely Regeneration North, Regeneration South, Regeneration Capital Works & Development and Property Services) has a combined budget of £133.4m with expenditure of £51.1m projected to be spent in 2020-21 and the remaining spend profiled across future years.
31. A thorough review of the capital programme has been undertaken as part of the Capital Refresh process. This has resulted in a net saving to the capital programme of approximately £47.2 million excluding the new bids outlined below. This is principally made up of projects which have been transferred to the private sector for example Walworth Town Hall and acquisitions which are either no longer proceeding due to commercial negotiations having not been concluded or been achieved at less than budget. Details of all the variances are contained within Appendix C.

32. Walworth Road Town Hall. General Projects who have been selected by the council to take forward the Walworth Town Hall have completed pre application process including public consultation. A planning application to refurbish the building for use as co-working and business start up space with a café and community space was submitted in July 2020 and a decision on the application is expected towards the end of the year.
33. Canada Water Leisure Centre. Planning permission for British Lands (BL) outline masterplan and detailed planning consent for a first phase which includes “plot A2” which is the location for the new Canada Water leisure centre was issued in May 2020. The specification for the project incorporates an 8 lane 25m swimming pool, learner pool, 4 court sports hall, gym, dance studio’s, spin studio’s and changing facilities. The planning decision is now the subject of a claim for Judicial Review which is likely to be considered in the next few months. BL are continuing with enabling works for the project. The Judicial Review claim will potentially impact on the programme and spending profile is being kept under active review.
34. Elephant and Castle Open Spaces. Dickens Square: Planning permission has been approved for the scheme. The scheme is currently out to tender with construction anticipated to commence in October. The project is likely to be completed by spring 2020-21. Work on Victory Community Park is also progressing with consultation on the updated concept proposals undertaken in August. Subject to the outcome of consultation and further design development, a planning application for the scheme will be submitted in early 2021.
35. London Bridge Portfolio. Potential addition of income generating assets to replace revenues foregone from the commercial portfolio, where other assets have been released into home building, regeneration and disposal programmes. In so doing poorer quality assets are being replaced with significantly better ones in investment terms.
36. Looking ahead, one further strategic acquisition to complete the portfolio is anticipated, in line with our commercial property investment policy, subject to review in the present market circumstances and approval of a formal investment strategy as part of the Asset Management Plan.
37. 44 Webber Street. Essential repairs are required to the structure and fabric of this Victorian former school building which is let on commercial terms to the well regarded Centre for Literacy in Primary Education (CLPE). The asset generates a significant income and will continue to do so post-works, at which point we have negotiated the transfer of future repairing obligation from the landlord to the tenant. In the event the repairs are not undertaken urgently the operation of the building will be compromised (impacting rent receivable), and the council will be in breach of its repairing obligation including statutory obligations to maintain this historic building. Contractors are appointed and works will commence imminently.

38. Peckham Library Square (New Bid - £6.6m). Peckham Library Square comprises of two distinct elements. A contribution of £0.9m to fund the gallery as part of the council homes scheme Peckham Gateway which was initially considered an HRA asset and formed Housing Investment Programme, but as it has a wider use, it is more appropriate to be considered as a General Fund asset and its development costs, therefore, to be met from General Fund capital resources. The second element is a budget allocation of £5.7 million for a renewal scheme of the square and surrounding areas as a tangible legacy from the Southwark Stands Together Programme. This is reflected in Appendix C for cabinet approval.
39. The ambition is to deliver a public realm project which will demonstrate the council's learning and development of best practice for community representation and engagement, including those who are often underrepresented in the community. We will aim to ensure that new public spaces are rich in culture and heritage and are sustainable and genuinely owned and enjoyed by local people of all ages. The Square is uniquely located in the heart of Peckham and the project will be expected to use advocates and representative architects to set new standards for effective engagement, including the council's obligations under the Equality Act 2010.
40. 760 Old Kent Road (new bid - £21.6m) - the opportunity has arisen to acquire an income generating asset to support the commercial property portfolio, with longer term potential of the site to support strategic delivery of the Bakerloo Line Extension and the Council's commitment to providing 11,000 new council homes. Approval is requested from cabinet for the budget allocation of £21.60m in line with the latest cost estimates for the purchase of this property. This is reflected in Appendix C for cabinet approval.
41. 21/23 Parkhouse Street (New Bid - £1.1m) - Parkhouse Street is a new council homes scheme. The scheme also includes commercial space. We are asking cabinet to approve the realignment of the budgets for the development at 21-23 Parkhouse Street in line with the latest cost estimates. The effect of this is to increase the Chief Executive's capital programme budget by £1.1m for block A from General Fund and decrease the HIP budget by the same amount for block B, resulting in a revised budget of £3,406,189 to fund the commercial space as part of this scheme from the Chief Executive department capital programme. The combined budget for the programme overall remains unchanged at £14,809,517. The costs are indicative at this stage, with the project subject to planning permission and a tendering exercise. This is reflected in Appendix C for cabinet approval.

Planning and Transport Division

42. The planning division (comprising of 2 project areas, namely transport planning and planning projects) has a combined budget of £8.0m with £6.1m projected to be spent in 2020-21 and the balance profiled over future years.
43. The transport planning budget of £4.1m is largely funded by Transport for London (TfL) to deliver transport improvement programme as contained within the borough's movement plan. Planning Projects budget of £3.5m is funded mainly by s106 to deliver various projects to mitigate the impacts of new developments, improve public realm, parks and open spaces as well as supporting the commercial viability of local shopping areas.
44. Planning Projects. A number of projects totalling nearly £1.3m are currently on site or have been completed by the Regeneration Teams which promote the council's programme for supporting high streets. The schemes for East Street (the "What Walworth Wants" programme) and Harper Road and Tower Bridge Road have been completed while the; Walworth Road; Lower Road and Rye Lane are currently on site or well advanced in the design phase. However the impact of the COVID-19 pandemic and the government's recent widespread changes to the Planning Use Classes are likely to have a considerable impact on these programmes. The first phase of the part Heritage Lottery Fund (HLF) funded Peckham Townscape Heritage Initiative is complete and the second phase of the programme is now on site with a third phase about to commence.
45. Schemes funded by Neighbourhood CIL are also being developed with colleagues in Highways, Parks and the Regeneration divisions. Surrey Docks Farm has undergone a £0.5m rebuilding programme funded by the local CIL which has greatly expanded their education facilities and improved access from the Thames Path. The local CIL also part-funded the Harper Road shopfronts and public realm improvements. Projects under development include parks such as Little Dorrit in Bankside and Newington Gardens in the Elephant and Castle. Pedestrian improvements in Camberwell and Dulwich have been affected by the COVID-19 pandemic and the need to ensure social distancing in retail areas.
46. TfL funded works. Southwark Cycle Spine works are nearing completion on site with some spend beyond TfL funding forecast, which will be funded from the cycling infrastructure fund capital budget. Kerbside Smarter Streets budget is supporting the council's move to map based traffic orders and supporting the implementation of timed loading bays in the Walworth Rd Area.
47. Design review of Lower Road currently being carried out; however there will be a delay caused by the inability to carry out traffic surveys during lockdown.

- 48. Funding has been secured through the London Streetscape Programme, enabling the delivery of temporary works to improve active travel conditions and further support social distancing.
- 49. Elephant and Castle Roundabout Project - The capital programme also includes the remaining s106/CIL contribution of £37.7m (part of the total £63m) agreed by the council towards the strategic transport improvements project in Elephant & Castle.

CHILDREN'S AND ADULTS' SERVICES

- 50. The total value of the departmental capital programme for the period 2020-21 to 2029-30 is £144.0m with the forecast capital outturn for 2019-20 being £24.4m.

Adult Social Care

- 51. The capital programme budget for the period 2020-21 to 2029-30 is £32.1m, the main projects being; £13m in respect of a programme of improvements to existing care settings, £10m for the provision of an additional bed-based care facility and £6.2m for an essential lifecycle capital programme for four residential care homes. There are no additional capital requirements for Adult Social Care identified in this report.
- 52. The activity on the programmed life cycle work has been considerably affected by the ceasing of all building works because of the pandemic. However, at this stage the work has been re-started and contractors are planning to undertake work on a number of sites in 2020-21 that are in the lifecycle programme.
- 53. In terms of the Anchor homes lifecycle project as all work stopped due to Covid-19 there have been delays in completing the projects approved in the GW1 for 19/20. It is planned to complete these work in 20/21. A subsequent GW1 was also approved on the 24th June 2020 which approves a further programme of works totalling £2.29m over the next two financial years.
- 54. The Adult Social Care Capital Board has identified a number of priorities for 2020-21 and beyond to meet current and future needs of vulnerable adults in the borough. The council is actively working with commissioned providers and partners to ensure sufficient capacity and choice of high quality provision across the borough.

Children's Services and Southwark Schools for the Future (SSF) Programme

- 55. The capital programme budget for 2020-21 to 2028-29 is £84.5m. This consists of a £31.3m development of Charter & Rotherhithe Schools,

£17.5m refurbishment and £11.6m on Beormund Special School. There is a further £10.5m for the rebuilding of SILS K3, £8.5m of which is a remaining commitment from the Southwark Schools for the Future programme. The overall programme is focussed on rightsizing provision, ensuring the estate remains fit for purpose (and also on contributing to addressing high needs provision in the borough).

56. The overall context is that there is spare capacity in the primary sector because of falling rolls relating to a reduced birth rate and a slow down in growth in the secondary sector. Opportunities are being explored for rationalisation of buildings to make the best use of existing assets to reduce running costs for schools. There is also pressure to increase place supply for children with special needs, which is a national pressure.
57. Following the completion of the vast majority projects in school expansion which have now been successfully handed over, the key remaining project on school expansion is at Rotherhithe School, which received planning consent in April 2019 and is targeted for opening in the winter term 2021, although this will likely be delayed due to Covid-19. The enabling works have been completed and the main contractors have started work on site in August 2020. Funding for this project needs to be monitored closely given the absence of basic need grant.
58. Work is progressing well on Charter School East Dulwich phase 2, which includes the 6th form centre. A key aspect of completion is dependent on the NHS relocation. Because of the impact of COVID 19 on the construction industry, the target date for practical completion and handover of phase 2 has been revised to December 2021. In addition work is planned to start this year on the Riverside School project with funding initially coming from the schools own balances.
59. The Primary Schools Refurbishment programme for 2020-21 has made good progress over the summer holidays and is now substantially complete.
60. Air Quality improvement works have been undertaken to Ilderton primary School to improve the air around the school especially from road pollution. These works incorporate a new acoustic boundary screen to the school and the planting of green walls and trees, which has proven to reduce NOX emissions. Works were completed in January 2020. Work is also underway to procure air quality audits of other schools.
61. A Key Priority of the programme is the provision of SEN/ higher needs places, building upon the work at Cherry Garden School and at Park College post 16 provision. Significant work was undertaken at SILS KS3 in 2019-20. However, there has been some slippage in the opening of resource units at COLA and Charter School East Dulwich and Spa Bermondsey (being separately managed). In addition the planned project at SILS KS4 and Beormund School needs to be reviewed given the

change in market conditions, and this may be subject to a future capital bid.

62. Finally, in future there may be capital bids for other priority area such as Adult Learning.

ENVIRONMENT AND LEISURE

63. The total value of the departmental capital programme for the period 05 2020-21 to 2029-30 is £129.7m. The projected 2020-21 outturn is currently estimated at £24.0m against the budget of £34.9m. However, in view of the current COVID 19 pandemic situation and inevitable delays to the some of the projects, a detail review is currently being undertaken with managers to update these projections. Once completed, the updated projected outturn will be reflected in the next capital outturn report to cabinet. The budget for future years will also be updated in line with this review. The progress of major schemes is outlined below.

Highways

64. The Highways capital renewal programme budget for 2020-21 is £5.4m, of which £0.5m is allocated to Devolved Highways. The programme is currently being delivered as per forecast and has included a number of accelerated works which took advantage of the quieter streets resulting from the lockdown. It should be noted that some quarter 1 spend is to be paid in early quarter 2. It is anticipated that the forecast will flatten into quarter 4 and this, in part, is a result of the acceleration of works in quarter 1 but also a result of the frontloading of the programme to take advantage of the HAPS contract rates. The year end out-turn is considered to be accurate.
65. The Principal Roads programme is currently forecast to utilise the overall budget currently set at £0.6m for 2020-21. A number of the schemes are anticipated to commence on site in quarter 3, these schemes are currently in design. Two schemes were completed in quarter 1 including Consort Road and Copeland Road. The year end forecast still considered accurate however the outturn could change subject to the success of the BPRN bid currently under consideration by TfL. This may result in additional schemes being added to the programme.
66. Package 3 of cycle infrastructure fund works are currently on site and progressing well. Design for package 4 was programmed for this year, however due to restrictions on carrying out public engagement to help shape this design P4 has been put on hold pending lifting of restrictions.
67. Works under 20mph zone improvements to Barry Road are now complete with the final account due in Q2. Works to Forest Hill Road are also complete with the final account due in quarter 2. Works to Dulwich Wood Park currently on site, due to complete in quarter 3. Design work for

Sydenham Hill and Brenchley Gardens has been delayed due to design resource being moved to work on COVID-19 recovery schemes.

68. Final works to Rotherhithe New Road are now complete and final account is expected in early quarter 2
69. Southwark School Streets capital funding reprofiled due to the priority to spend time-limited LSP funding instead.
70. St Saviour's Footbridge is now substantially complete within budget and no further costs expected from this capital budget.
71. In the 2020-21 Cleaner Greener Safer funding allocation there were 204 new projects and 58 new grants. As at 14 July there were 343 active projects and 110 active grants. The Covid-19 pandemic has impacted on the delivery of both projects and grants with officers and stakeholders unable to travel to sites, carry out consultations or meet with applicants. This unfortunately has made any meaningful target setting almost impossible. Things are changing and some project delivery is now happening with cycle parking projects a priority due to the increase in demand. The next application round for the 2021-22 funding is planned for September this year. This has been identified as a potential issue as there is the possibility that another year's worth of projects are approved in January 2021 when the majority of this years projects have not yet been delivered or possibly started. The team is trying to work out a way in which the funding round can be held but the amount of pre-decision feasibility work and the number of projects approved for funding in 2021-22 could be reduced. Options may include only approving projects over a certain value threshold or projects which have been developed with the input of other council departments e.g. Parks, Housing etc. This would require the approval of the Multi Ward Forums and consideration must also be given to the organisation of any public meetings regarding CGS applications.

Flood Prevention

72. Coleman Road Flood Alleviation project substantially completed in 2018/19, additional works were undertaken in 2019-20. Currently going through the process of agreeing final account with the contractor. Work is ongoing across the borough as planned to replace dysfunctional gullies.
73. The major project under development is the Lost Peck Scheme. The Scheme which will protect more than 200 homes and business premises is estimated at £1.4m and is expected to be funded by the Environment Agency (EA). Planning approval was granted on 4 March 2020. An outline business case has been submitted to the Environment Agency and funding decision is expected by the end of August after which detail design will start. The scheme is expected to be implemented by the end of the 2021-22 financial year.

74. A number of new Sustainable Drainage Systems (SuDS) schemes are currently under development across the borough mostly in Housing Estates. These include Cameron, Lewes, Mawbey Wakefield and Caversham Houses among others. These schemes together have received £80k funding from the Greater London Authority's Greener City Fund.
75. London Bridge Strategic SuDS pilot project has received about £300k funding by Thames Water, Thames Regional Flood and Coastal Committee and Team London Bridge. The scheme comprising Snowfields and Melior Street and Lewes House were expected to be implemented in 2019-20 but deferred to 2020-21 financial year.

Asset Management

76. Lamp column replacement on the basis of structural integrity and lantern replacement for energy consumption reduction is forecast at full spend and completion of 2020-21 programme. Structural and electrical testing has taken place for full programme and repairs and replacements are programmed.
77. Electric Vehicle lamp post chargers – We are forecasting full spend in 2020-21. Materials have been ordered and relevant site surveys are currently being carried out. Further liaison with GULCS and OLEV for necessary reporting is being carried out by AMS in house.

Parks and Leisure

78. All projects currently in delivery are on budget within the parks and leisure capital programme. The current spend forecast for the Parks and Leisure Capital Programme in 2020-21 is £7m of £12.5m budget. This represents an anticipated budget underspend of £5.5m as a result of programme delays due to COVID – 19.
79. Major Parks and Sports Pitch Provision: Construction programmes for Burgess Park & Brimington Sports Centre hubs are now delayed until quarter 4 of 2020-21. There is a forecast spend of £91k in 2020-21 meaning a 2020-21 budget underspend of £3.5m
80. Cemeteries: Construction work at Area Z commenced in May and is on target to complete in April 2021 with an anticipated spend of £1.83m in 2020-21. Construction is also underway at Nunhead Cemetery East Lodge to partially dismantle and re-stabilise the building. Phase 1 is due to complete in January at a cost of £525k. Phase 2 works is currently being reviewed and re-scoped.
81. Marina Investment: The construction contract to replace the lock gates starts in October with a forecast spend of £983k in 2020-21. Delayed programmes means an underspend of £200k.

- 82. Leisure Investment: Southwark Athletics Centre, construction programme starts October with a forecast spend of £968k with an underspend of £1.2m in 2020-21 due to programme delay. Similarly, deferred delivery of lifecycle maintenance and SSG disability and outdoor gyms amount to a further £500k underspend.
- 83. Special Projects: Various projects at Leathermarket Gardens, Pelier Park, Cossall Park and Consort in delivery with a forecast spend of £685k.
- 84. Infrastructure Investment and Tree Planting: Bridge repair and tree planting programme account for a further £1.2m expenditure in 2020-21 with an underspend this year of £200k.

Community Sport Legacy Fund

- 85. Officers are currently setting up the framework for the delivery of the community sport legacy fund. It is anticipated that a pilot round will be delivered in this financial year and will be aimed at helping residents access physical activity opportunities in a post COVID environment.

Culture

- 86. Cultural Services has a capital budget to deliver capital projects including upgrades in library IT infrastructure and delivery of Southwark Heritage Centre and Walworth Library.
- 87. Southwark Heritage Centre and Walworth Library project is currently on budget. The budget was increased in 2019 to meet increased cost and scope of project to include a mezzanine. The project is progressing successfully and has now been signed off on RIBA stages 1, 2, 3 and 4. The works have been tendered and BW contractors were appointed in early June. Construction and fit out commenced in late July. The project is currently on target to be delivered at the end of 2020 and well within financial year 2020-21. Covid-19 issues may impact on this and it may require further adjustment.
- 88. Library Infrastructure programme is currently on budget to be delivered by end March 2021. Phase 1 - Procurement and implementation of new Library Management System was completed in February 2020. Phase 2 - Upgrade in RFID self service equipment progressing. New self service kiosks have been procured and will be rolled-out to all libraries in coming months. Project due to be completed within 2020-21. However Covid-19 issues may delay the timescale and it may require further adjustment.

Environmental Services

Carbon reduction Investment

- 89. The carbon reduction capital programme is currently being reviewed in order to support the emerging climate emergency strategy. The Tooley

Street LED installation project is scheduled to complete in quarter 2 of 2020-21, and further large installations such as Queens Road are being considered. Feasibility is also being carried out to install LED schemes at all our outdoor sports pitches, as well as seeking carbon reduction opportunities within new builds such as Southwark Park sports pavilion.

Air Quality

90. Air Quality Action Plan 2017–2022. Delivery of the Air Quality Action Plan 2017–2022 continues. The Environmental Protection Team (EPT) have submitted the mandatory Annual Summary Report (ASR) 2019. The ASR contains information regarding Southwark’s air quality monitoring data and notes the progress in delivering the Action Plan in the previous year.
91. Solid fuel project – Southwark Project, over winter 2019-20 EPT visited retail outlets in the borough that sell house coal and wood (logs & sticks) as part of an information campaign to inform both the public and retailers about the Southwark Smoke Control Area (SCA) and the legal restrictions on the delivery and use of smoky fuels in the SCA.
92. Air Quality Monitoring Stations. The selection process for a contractor is complete; the formal approval process to appoint the contractor has been undertaken. The contractor is now on site improving and installing the air quality monitoring stations.
93. School air quality audits. The new Capital bid will be spent on grants for schools participating in the Schools AQ Audits. This spend will not likely occur in 2020-21 due to Covid delays to the Schools AQ audit programme.

Mayor’s Air Quality Fund projects:

94. Walworth LEN: public and business engagement phase 1 is complete. Two low cost air quality monitors were co-located with a monitoring station and stabilised prior to deployment. Officers from EPT and Highways have convened a community focus group, to devising specific proposals for the phase 2 consultations. Some of the highway options from the consultation have been brought forward as temporary road changes to improve pedestrian and cycling movement in Walworth Road and to prevent rat running and improve air quality.
95. Air Quality Action Plan & Climate Emergency Delivery Projects. Work has commenced on several elements of this bid spend e.g. employment of a project officer, the communications planning for the Onething air quality awareness programme, to source alternatively fuelled pool cars and to work with housing regrading the boiler emissions reduction project.

HOUSING AND MODERNISATION

96. The total value of the Housing and Modernisation general fund capital programme budget for the ten years to 2029-30 is £96m and comprises a diverse range of activity, mostly of a corporate nature. All areas of the 2020-21 programme have to some extent been impacted by COVID-19 and whilst activity is beginning to recover to former levels, the programme will remain substantially below planned expectations. In-year spend will be around £17.5m against a budget of £30.8m.

Modernise – Corporate Facilities Management (CFM)

97. Investment is targeted at the council's operational estate to ensure it is fit for purpose and statutorily compliant for the safety and wellbeing of its employees and service users. This is achieved through a comprehensive inspection and assessment regime and building lifecycle maintenance programme. Work programmes have been on hold since the lockdown but are now moving forward but will require re-evaluation and re-profiling of priorities and timelines. The spend forecast for 2020-21 is £2.8m, plus a further £2.4m on projects being delivered on behalf of departmental clients who hold the budgets.

Modernise – Queens Road 4

98. The planned development of QR4 has been a key element in the council's office accommodation strategy with a view to rationalising existing office provision into a two-hub model at Tooley Street and the Queen's Road complex. However, the unprecedented workplace changes made in response to COVID-19 has warranted a re-examination of the accommodation strategy and the council has taken the decision to pause the project to consider the longer-term requirements arising from the pandemic. Residual spend of £0.5m is estimated in 2020-21. The budget remains in the capital programme pending review.

Modernise – Shared Information and Communication Technology Service (SICTS)

99. The critical importance of the council's IT infrastructure has never been so amply demonstrated through the response to the COVID-19 pandemic. Investment in IT of £5.8m will continue to focus on upgrading the network infrastructure and internet connectivity together with the cloud migration to Microsoft Azure.

Modernise – Smart Working Programme

100. The programme is scheduled to deliver investment of £6.5m in the planned laptop rollout, workstation refresh in key offices, upgrade to telephony and audio visual capability in support of the council's commitment to modernise the way it works and deliver services and create the flexibility needed to drive greater efficiency and productivity.

Asset Management – Housing Renewal

101. Housing Renewal comprises a range of initiatives that principally support people in private sector accommodation to remain living independently through assistance with repairs, improvements and adaptations to their homes. Support is also provided to landlords and property owners to bring their properties back into use. The programme is largely funded through Disabled Facilities Grant (DFG) and the council's own resources for the provision of grants and loans.
102. Due to COVID-19 the council had to put on hold works across all tenures in March, in line with Government guidance. However, specific measures were put in place to ensure the service could respond to emergency requests for people with life-limiting conditions or to support hospital discharge. Works have now recommenced but the number of adaptations able to be completed this year will be lower than planned. Unspent funding will be rolled forward to accommodate an enhanced programme in 2021-22 and additional DFG resources of £2.6m has been added to the programme up to 2029-30. The projected spend for 2020-21 is £1.5m of which £1.2m will be funded by DFG.

Resident Services – Traveller Sites

103. Reconfiguration and improvement works to address health and safety and compliance issues are well progressed and due to complete in 2020-21 with a projected spend of £0.4m.
104. Phase 2 works at Ilderton Road were a few weeks from completion before the COVID-19 lockdown which caused a delay to the project, but works resumed in June and are now substantially complete. However, this has resulted in additional costs, namely prolonged temporary re-housing, storage of mobile homes and residents belongings and additional safety works identified as the project progressed. The forecast spend for 2020-21 is £0.4m. Planned works at the Brideale and Burnhill sites are subject to review and will be reported to Cabinet in the autumn.

HOUSING INVESTMENT PROGRAMME (HIP)

105. Overall, the HIP is forecast to spend £223m in 2020-21, comprising £77.6m on existing stock, £139.7m on new council homes including acquisitions and site assembly costs and £5.7m on wider regeneration schemes. COVID-19 has had a significant impact on project delivery in the short term, whilst the longer term impact is uncertain in terms of programme costs and resource availability. Notwithstanding, the council remains committed to substantial investment in its existing housing stock and building new council homes. This level of investment will inevitably require borrowing, specifically for the new homes programme and investment in the council's heat network, which cannot be sustained through the revenue budget. At the same time, the council must ensure

the HIP remains sustainable and affordable. Maintaining prudential levels of borrowing will require continuous monitoring, review and where necessary, re-profiling of programmes and projects in line with resource availability

Quality Homes Investment Programme (QHIP)

106. QHIP is the principal strand of the council's asset management strategy for maintaining and renewing the existing housing stock and is the successor to Warm, Dry, Safe (WDS). QHIP recognises the need for a cyclical approach to maintenance and aims to address wider investment needs including internal works, such as kitchens and bathrooms. Spend in 2020-21 is forecast at £54.3m. This represents a significantly lower forecast than anticipated due to the pandemic, which resulted in significant delays across most schemes. As yet, internal works, including the kitchen and bathroom programme, have not resumed. However, survey and design work has now restarted and external works across the borough are continuing. In light of other programme commitments and borrowing capacity, further re-profiling of QHIP in subsequent years will be necessary. This will be detailed in the update to the current Asset Management Strategy, which will be refreshed by the end of 2020-21.

Heat Network Strategy

107. The council's Heat Network Strategy recognises the substantial investment required in its ageing heat network. Running alongside this is the council's ambitious commitment to be carbon neutral by 2030. A report commissioned in 2016 by industry experts Parsons Brinckerhoff estimated investment of £100m over ten years and a total of £350m over forty years would be required to address the situation. The programme to deliver the strategy is currently being developed and based on that advice an additional £300m (over and above the £50m already in the HIP) has been set aside towards meeting this commitment. This is an initial estimate and both the amount and spend profile are subject to change as the programme becomes better defined. Resident engagement and investment modelling are now underway. Spend in 2020/21 is forecast at £5.9m.

Special Schemes

108. The special schemes programme covers those estates identified as high need/high cost requiring extensive repair and refurbishment and also includes the Type 4 fire risk assessments. The schemes by their nature are complex and resource intensive and require bespoke funding solutions outside of the main QHIP programme. Programme spend of £23.8m has been identified through to 2029-30, with £9.3m spend forecast in 2020-21, principally for the Tustin estate. Programme spend will increase as other schemes, such as the Ledbury estate tower block are progressed.

New Council Homes

109. The council aims to deliver 2,500 new council homes by 2022, with 682 having been built so far. Projects are on site to deliver a further 292 council homes and schemes to deliver a further 754 have received planning permission. Achieving the longer-term commitment to build 11,000 homes by 2043 will require more land for development than is currently available and this is reflected in the HIP with resources earmarked for site assembly. The current spend forecast for 2020-21 is £75.8m on new homes and £63.9m on site assembly and acquisitions, although this is subject to timing and remains flexible in order to enable the council to avail itself of market opportunities. As approved by Cabinet on 14 July 2020, the HIP now includes an allocation of £138.5m towards the cost of delivering 581 new council homes on the First Development Site at the Aylesbury Estate.

Regeneration Schemes

110. Forecast spends on regeneration schemes for 2020-21 is £5.7m. The most significant regeneration scheme is the Aylesbury estate, which is planned in four phases. Forecast expenditure in 2020-21 is £3.6m which is almost exclusively for acquisitions. The project has been subject to unavoidable delays arising from the rejection of the council's original CPO application resulting in a slower acquisition completion rate for phases 1 and 2. Given the continued uncertainty further revisions to the current forecast and the overall acquisition programme are possible and will be kept under review.
111. Phase 3 environmental works on the East Dulwich estate, which commenced last year, is forecast to spend £1.4m. The scope of the works includes playground refurbishments and new communal gardens, new car parking areas and pedestrian paving, new planting across the estate and minor drainage works.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

112. The council has a duty to maintain a balanced budget throughout the year and, accordingly, members are required to regularly monitor the council's financial position. Section 28 of the Local Government Act 2003 imposes a duty on the council to monitor its budgets throughout the financial year, using the same figures for reserves as were used in the original budget calculations. The council must take necessary appropriate action to deal with any deterioration in the financial position revealed by the review.
113. The capital programme satisfies the council's duty under the Local Government Act 1999 which requires it to make arrangement to secure the continuous improvement in the way its functions are exercised, by

having regards to the combination of economy, efficiency and effectiveness.

REASONS FOR URGENCY

114. The council regularly updates Cabinet on the capital monitoring position. This is vitally important in the current circumstances of the Covid-19 pandemic, and its financial impact on the councils overall financial position.

REASONS FOR LATENESS

115. We continue to monitor and review the financial impact of the pandemic on the council's overall capital programme and financial position in the context of the latest government announcements. As coronavirus cases continue to rise exponentially, the government announced on 12 October 2020, further local targeted restrictions, based on a three tier system, to prevent another national lockdown.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Policy and Resources Strategy: Capital monitoring outturn report 2019-20 and Capital Programme Refresh for 2020-21 to 2028-29	Southwark council Finance and Governance 160 Tooley Street London SE1 2QH	Rob Woollatt, Departmental Finance Manager, Finance and Governance
Link: http://moderngov.southwark.gov.uk/documents/s89251/Report%20Capital%20Outturn%202020-21.pdf		

APPENDICES

No.	Title
Appendix A	General fund summary monitoring position at Month 5 2020-21
Appendix B	Housing investment programme summary monitoring position at Month 5 2020-21
Appendix C	Budget virements and variations at Month 5 2020-21
Appendix D	General fund programme detail at Month 5 2020-21
Appendix E	New capital bids

AUDIT TRAIL

Cabinet Member	Councillor Rebecca Lury, Finance and Resources	
Lead Officer	Duncan Whitfield, Strategic Director of Finance and Governance	
Report Author	Rob Woollatt, Departmental Finance Manager, Finance and Governance	
Version	Final	
Dated	15 October 2020	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	N/a	N/a
Cabinet Member	Yes	
Date final report sent to Constitutional Team	15 October 2020	

Appendix A - General fund capital programme 2020/21 month 5 report

Department	2020/21				2021/22			2022/23+			Total Programme 2020/21-29/30		
	Revised Budget	Spend at M5	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Total Forecast	Total Variance
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Children's and Adults' Services	53,213	1,332	51,178	(2,035)	33,546	37,116	3,570	29,870	28,335	(1,535)	116,629	116,629	-
Southwark Schools for the Future	2,262	1,242	2,217	(45)	3,227	3,272	45	-	-	-	5,489	5,489	-
Environment and Leisure	34,875	3,962	24,017	(10,858)	25,383	31,144	5,761	69,428	74,525	5,097	129,686	129,686	-
Housing and Modernisation	30,764	3,084	17,532	(13,232)	18,029	12,403	(5,626)	47,258	66,366	19,108	96,051	96,301	250
Chief Executive's	98,465	8,528	83,846	(14,619)	49,622	64,674	15,052	62,628	62,195	(433)	210,715	210,715	-
TOTAL EXPENDITURE	219,579	18,148	178,790	(40,789)	129,807	148,609	18,802	209,184	231,421	22,237	558,570	558,820	250
FUNDED BY:													
Corporate Resource Pool	28,100	-	28,100	-	8,500	8,500	-	36,700	36,700	-	73,300	73,300	-
Major Repairs allowance	-	-	-	-	-	-	-	-	-	-	-	-	-
Supported Borrowing	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	583	-	481	(102)	286	388	102	3,412	3,412	-	4,281	4,281	-
Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Grants	20,897	2,606	19,730	(1,167)	4,968	6,135	1,167	24,451	24,451	-	50,316	50,316	-
Section 106 and CIL	10,419	687	9,111	(1,308)	9,117	10,308	1,191	28,023	28,140	117	47,559	47,559	-
External Contributions	1,064	1	684	(380)	3,539	3,919	380	-	-	-	4,603	4,603	-
TOTAL RESOURCES	61,063	3,294	58,106	(2,957)	26,410	29,250	2,840	92,586	92,703	117	180,059	180,059	-
	158,516	14,854	120,684	(37,832)	103,397	119,359	15,962	116,598	138,718	22,120	378,511	378,761	250

*In the event that there is a shortfall in funding in any particular year, that gap will need to be bridged by borrowing.

Project description	2020/21				2021/22			2022/23			2023/24+			Total Programme 2020/21-29/30		
	Revised Budget	Actual M05	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Total Forecast	Total Variance
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Warm Dry and Safe																
Warm Dry and Safe	2,854	(322)	1,323	(1,531)	301	1,832	1,531	952	952	-	-	-	-	4,107	4,107	-
	2,854	(322)	1,323	(1,531)	301	1,832	1,531	952	952	-	-	-	-	4,107	4,107	-
Special Schemes/HINE																
Chilton Grove Wall - Decent Homes	1,598	38	1,074	(524)	94	618	524	-	-	-	-	-	-	1,692	1,692	(0)
Tustin	7,159	1,935	7,159	-	848	848	-	-	-	-	-	-	-	8,007	8,007	-
Portland	50	13	13	(36)	-	-	-	-	-	-	-	-	-	50	13	(36)
Damory/Thaxted externals	1,208	-	304	(903)	224	1,128	903	-	-	-	-	-	-	1,432	1,432	(0)
Maydew	719	269	655	(64)	11,465	11,529	64	-	-	-	-	-	-	12,184	12,184	(0)
Lakanal House	-	0	0	0	51	51	(0)	-	-	-	-	-	-	51	51	0
Ledbury Refurbishment	33	25	73	40	397	357	(40)	-	-	-	-	-	-	430	430	0
	10,767	2,281	9,279	(1,488)	13,079	14,531	1,452	-	-	-	-	-	-	23,846	23,810	(36)
Asset management Strategy (Inc. Kitchens & Bathrooms & LD2)																
Asset Management Strategy 2021+Future years (QHIP)	98,450	7,387	51,777	(46,673)	126,426	174,764	48,338	105,489	75,392	(30,096)	332,222	360,652	28,431	662,585	662,585	-
Installation of LD2	1,785	-	1,690	(95)	1,905	2,000	95	2,000	2,000	-	13,830	13,830	-	19,519	19,519	-
FRA Contingency Budgets	792	-	792	-	1,188	1,188	-	-	-	-	-	-	-	1,980	1,980	-
	101,027	7,387	54,259	(46,768)	129,518	177,952	48,433	107,489	77,392	(30,096)	346,051	374,482	28,431	684,085	684,085	-
Type 4 Fire Risk Assessment																
Type 4 Fire Risk Assessment	2,817	137	807	(2,010)	3,958	2,008	(1,950)	4,000	4,000	-	17,210	21,170	3,960	27,985	27,985	-
	2,817	137	807	(2,010)	3,958	2,008	(1,950)	4,000	4,000	-	17,210	21,170	3,960	27,985	27,985	-
HEAT NETWORK STRATEGY																
Heat Network Strategy (including SELCHP Expansion)	5,000	-	-	(5,000)	5,000	10,000	5,000	15,000	15,000	-	275,000	275,000	-	300,000	300,000	-
Consort, Newington and Wyndham District Heating Heat	7,463	625	5,892	(1,571)	474	2,045	1,571	-	-	-	-	-	-	7,936	7,936	-
	12,463	625	5,892	(6,571)	5,474	12,045	6,571	15,000	15,000	-	275,000	275,000	-	307,936	307,936	-
Regeneration																
Aylesbury Estate regeneration	3,523	797	3,580	57	2,635	2,578	(57)	-	-	-	-	-	-	6,158	6,158	-
East Dulwich Estate	2,078	456	1,420	(658)	121	594	473	-	-	-	-	-	-	2,199	2,014	(185)
Elmington Estate	155	-	180	25	-	-	-	-	-	-	-	-	-	155	180	25
Heygate Estate	162	100	162	-	-	-	-	-	-	-	-	-	-	162	162	-
Wooddene - Acorn Plant Reprovision	27	-	27	-	-	-	-	-	-	-	-	-	-	27	27	-
Regeneration Commercial properties	84	-	84	-	-	-	-	-	-	-	-	-	-	84	84	-
Tustin Low Rise works	302	129	302	-	-	-	-	-	-	-	-	-	-	302	302	-
	6,332	1,482	5,755	(576)	2,756	3,172	416	-	-	-	-	-	-	9,088	8,927	(161)
New Builds																
Hidden Homes	3,547	616	3,547	-	1,520	1,520	-	502	502	-	83	83	-	5,652	5,652	-
Regeneration and Development	60,160	2,385	22,925	(37,236)	71,022	93,685	22,664	27,343	42,032	14,689	7,526	7,409	(117)	166,052	166,052	(0)
Direct Delivery - New Council Homes Phases 1-5	79,368	9,831	49,371	(29,996)	138,432	138,332	(100)	167,602	168,744	1,141	84,198	115,525	31,328	469,600	471,972	2,372
	143,075	12,831	75,843	(67,232)	210,974	233,537	22,564	195,447	211,278	15,830	91,807	123,017	31,210	641,303	643,676	2,372
Acquisitions																
Acquisitions & S106 properties	86,501	296	60,414	(26,088)	83,411	88,104	4,694	66,724	71,779	5,055	96,369	112,709	16,340	333,005	333,005	-
Ledbury Acquisitions	3,486	-	3,486	-	3,241	3,241	-	-	-	-	-	-	-	6,727	6,727	-
	89,988	296	63,900	(26,088)	86,651	91,345	4,694	66,724	71,779	5,055	96,369	112,709	16,340	339,732	339,732	-
Other programmes																
Adaptations	1,600	(4)	1,400	(200)	1,600	1,600	-	1,600	1,600	-	9,600	9,800	200	14,400	14,400	-
Cash incentive & Home owner buy back scheme	415	37	211	(204)	584	788	204	-	-	-	-	-	-	999	999	-
Disposals costs	400	190	400	-	400	400	-	1,090	400	(690)	-	690	690	1,890	1,890	-
Hostels accommodation	413	148	413	-	-	-	-	-	-	-	-	-	-	413	413	-
Leasehold / freehold acquisitions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Major voids	148	-	450	302	224	303	79	381	-	(381)	-	-	-	753	753	0
Security	227	30	127	(100)	41	141	100	-	-	-	-	-	-	268	268	(0)
T&RA halls	1,020	3	160	(860)	670	1,530	860	-	-	-	-	-	-	1,690	1,690	-
Heating Energy Efficiency Measures (North Peckham P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Installation of Sprinkler & smoke detection	39	-	39	-	-	-	-	-	-	-	-	-	-	39	39	-
Misc. Tenants Homeless Assistance & Payments	-	6	6	6	-	-	-	-	-	-	-	-	-	-	6	6
Fire Damage Reinstatement	10	-	-	(10)	-	-	-	-	-	-	-	-	-	10	-	(10)
WDS Leathermarket JMB	2,750	-	2,750	-	5,750	5,750	-	-	-	-	-	-	-	8,500	8,500	-
	7,022	413	5,956	(1,065)	9,269	10,512	1,243	3,071	2,000	(1,071)	9,600	10,490	890	28,962	28,958	(3)
	376,344	25,130	223,015	(153,329)	461,980	546,933	84,953	392,683	382,401	(10,282)	836,037	916,868	80,830	2,067,045	2,069,217	2,172
FINANCED BY:																
Capital Receipts b/fwd	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital receipts Leather Market Self financing	2,750	-	2,750	-	5,750	5,750	-	-	-	-	-	-	-	8,500	8,500	-
Capital Receipts	34,246	-	9,052	(25,194)	10,335	35,528	25,194	3,000	3,000	-	(0)	0	0	47,581	47,581	0
Additional New Build Receipts-SRPP	-	-	-	-	22,107	22,107	-	19,475	19,475	-	22,568	22,568	-	64,151	64,151	-
RTB Receipts - Restricted to New Build (incl buybacks)	16,710	-	9,483	(7,226)	15,526	17,316	1,790	18,349	30,350	12,001	48,765	42,201	(6,564)	99,350	99,350	-
Major Repairs Reserves	54,298	-	54,298	-	51,000	51,000	-	51,000	51,000	-	357,000	357,000	-	513,298	513,298	-
Revenue Contribution	20,640	-	10,513	(10,126)	20,745	30,871	10,126	20,745	20,745	-	49,142	49,142	-	111,271	111,271	(0)
Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Homes Grant	34,173	-	26,693	(7,481)	41,106	50,215	9,109	40,237	29,690	(10,547)	18,807	27,726	8,919	134,324	134,324	-
Other Grants-External Contribution	3,795	-	980	(2,815)	4,125	3,470	(655)	-	3,470	3,470	-	-	-	7,920	7,920	-
Section 106 Funds	49,514	-	49,514	(0)	10,000	10,000	-	10,000	10,000	-	26,789	26,789	0	96,303	96,303	-
Borrowing - New Build	65,865	-	8,148	(57,717)	131,282	161,974	30,692	88,650	135,965	47,316	58,762	38,471	(20,291)	344,559	344,559	-
Borrowing - Acquisitions and site assembly	63,719	-	43,289	(20,430)	57,360	60,573	3,213	50,558	54,031	3,473	64,226	77,971	13,745	235,863	235,863	-
Borrowing - Heat Network	12,463	-	5,892	(6,571)	5,474	12,045	6,571	15,000	15,000	-	275,000	275,000	-	307,936	307,936	-
TOTAL RESOURCES	358,172	-	220,611	(137,560)	374,810	460,850	86,040	317,014	372,726	55,712	921,060	916,868	(4,192)	1,971,055	1,971,055	(0)
Forecast variation (under)/over	18,172	25,130	2,404		87,171	86,083		75,669	9,675		(85,022)	0		95,990	98,162	

Appendix C - Budget virements and variations 2020/21 month 5 monitor											
Project Name	Project Code	Children's	Adult Social Care	Children's and Adults' Services	Southwark Schools for the Future	Environment and Leisure	Housing and Modernisation	Chief Executive's	General Fund Programme Total	Housing Investment Programme	Total Programmed Expenditure
		£	£	£	£	£	£	£	£	£	£
CURRENT PROGRAMME AT MONTH 5 2020-21		84,503,990	37,121,035	121,625,025	5,489,177	129,536,987	93,435,670	232,498,115	582,584,973	1,798,418,560	2,381,003,533
Month 5 virements to be approved											
Children's Services											
Townsend - Fire alarm replacement and emergency lighting	E-1143-0330	20,471		20,471					20,471		20,471
Heber - Fire Alarm replacement, TRV installation	E-1121-0330	15,243		15,243					15,243		15,243
Rye Oak School - Roof leak investigation and repair	E-1134-0330	37,008		37,008					37,008		37,008
2019/20 Primary Schools refurbishment programme	N/A	(72,722)		(72,722)					(72,722)		(72,722)
Charles Dickens	E-1108-0310	3,244		3,244					3,244		3,244
Robert Browning	E-1138-0310	(3,244)		(3,244)					(3,244)		(3,244)
Housing and Modernisation											
QR4- IT Corporate	T-9610-0070						(495,000)		(495,000)		(495,000)
Smart Working	G-4000-4000						495,000		495,000		495,000
Environment and Leisure											
Cemetery Burial Strategy	L-2340-0370					(400,000)			(400,000)		(400,000)
East Lodge Nunhead Cemetery	L-2340-0421					400,000			400,000		400,000
Peckham Pulse Option 1 & 2	L-1340-0008					(132,408)			(132,408)		(132,408)
Legacy Investment	L-1340-0015					(200,000)			(200,000)		(200,000)
Castle Leisure Centre	L-1340-0017					(2,706)			(2,706)		(2,706)
Seven Islands Leisure Centre Refurbishment	L-2200-0055					(5,428)			(5,428)		(5,428)
OLF Homestall Road Sports Ground	L-2200-0084					(24,041)			(24,041)		(24,041)
OLF Southwark Athletics Centre	L-2200-0088					189,469			189,469		189,469
OLF SSG disability multi-sports court	L-2200-0085					175,114			175,114		175,114
Major Parks	L-2340-0360					79,897			79,897		79,897
Infrastructure & Inv	L-2340-0401					18,988			18,988		18,988
Bermondsey CGS	L-2403-1100					(2,409,951)			(2,409,951)		(2,409,951)
Borough & Bankside CGS	L-2403-1200					(1,584,235)			(1,584,235)		(1,584,235)
Camberwell CGS	L-2403-1300					(2,469,942)			(2,469,942)		(2,469,942)
Dulwich CGS	L-2403-1400					(2,429,942)			(2,429,942)		(2,429,942)
Nunhead & Peckham Rye - CGS	L-2403-1500					(2,529,942)			(2,529,942)		(2,529,942)
Peckham CGS	L-2403-1600					(1,201,377)			(1,201,377)		(1,201,377)
Rotherhithe CGS	L-2403-1700					(2,167,093)			(2,167,093)		(2,167,093)
Walworth CGS	L-2403-1800					(2,377,268)			(2,377,268)		(2,377,268)
North Bermondsey ward	L-2403-2000					842,713			842,713		842,713
Rotherhithe ward	L-2403-2001					805,713			805,713		805,713
South Bermondsey ward	L-2403-2002					805,713			805,713		805,713
Surrey Docks ward	L-2403-2003					903,757			903,757		903,757
LB & WB ward	L-2403-2004					805,714			805,714		805,714
Borough and Bankside ward	L-2403-2005					806,583			806,583		806,583
Chaucer ward	L-2403-2006					813,773			813,773		813,773
St Georges ward	L-2403-2007					540,542			540,542		540,542
North Walworth ward	L-2403-2008					817,020			817,020		817,020
Newington ward	L-2403-2009					805,713			805,713		805,713
Camberwell Green ward	L-2403-2010					805,714			805,714		805,714
St Giles ward	L-2403-2011					824,078			824,078		824,078
Faraday ward	L-2403-2012					817,888			817,888		817,888
Nunhead & QR ward	L-2403-2013					814,713			814,713		814,713
Old Kent Road ward	L-2403-2014					805,713			805,713		805,713
Peckham ward	L-2403-2015					808,995			808,995		808,995
Peckham Rye ward	L-2403-2016					559,108			559,108		559,108
Rye Lane ward	L-2403-2017					805,713			805,713		805,713
Champion Hill ward	L-2403-2018					537,142			537,142		537,142
Dulwich Hill ward	L-2403-2019					542,324			542,324		542,324

Project Name	Project Code	Children's	Adult Social Care	Children's and Adults' Services	Southwark Schools for the Future	Environment and Leisure	Housing and Modernisation	Chief Executive's	General Fund Programme Total	Housing Investment Programme	Total Programmed Expenditure
Dulwich Village	L-2403-2020					544,318			544,318		544,318
Dulwich wood ward	L-2403-2021					543,406			543,406		543,406
Goose Green ward	L-2403-2022					813,386			813,386		813,386
									-		-
Chief Executive's											
Revitalise Camberwell (Southern Ent, Burgess PK, Artichoke)	R-2013-0090.04							(98,885)	(98,885)		(98,885)
Spa School - Professional Fees	R-4020-0330.1							(168,805)	(168,805)		(168,805)
Spa School - Works	R-4020-0330.2							168,805	168,805		168,805
Peckham Rye Station Redevelopment(Gateway to Peckham)	R-4020-0060							434,736	434,736		434,736
Peckham Rye Station - Professional Fees	R-4020-0064.01							1,979,954	1,979,954		1,979,954
Peckham Rye Station - Works	R-4020-0064.02							11,642,643	11,642,643		11,642,643
Acquisition of Properties	R-4020-0150.01							(498,069)	(498,069)		(498,069)
709 Old Kent Road	R-4020-0150.03							(37,412)	(37,412)		(37,412)
Courage Yard	R-4020-0150.07							(2,154,268)	(2,154,268)		(2,154,268)
74 Rye Lane	R-4020-0150.08							(9,400)	(9,400)		(9,400)
London Bridge Portfolio	R-4020-0150.09							(11,345,260)	(11,345,260)		(11,345,260)
593-613 Old Kent Road	R-4020-0150.10							(12,924)	(12,924)		(12,924)
Aylesbury - Plot 18	R-5013-0012							6,061,137	6,061,137		6,061,137
Aylesbury - Plot 18	R-5013-0012							(6,061,137)	(6,061,137)		(6,061,137)
Hampton & Steadman S	R-4020-0300.01							(3,403)	(3,403)		(3,403)
Hampton & Steadman S	R-4020-0300.01							3,403	3,403		3,403
									-		-
HRA											
Asset Management Strategy (QHIP)	NPHS									95,117	95,117
Installation of LD2	NPHS-LD2									(95,117)	(95,117)
											-
Total virements to be approved at Month 5		-	-	-	-	98,885	-	(98,885)	0	-	0
									Totals Error		
Month 5 - Variations to be approved											
Adult Social Care				-					-		-
OP Hub and Day Centre	S-0034-0713		(4,996,517)	(4,996,517)					(4,996,517)		(4,996,517)
											-
Environment and Leisure											
Flood Prevention (Highways drainage gully replacement) Programme	L-5110-0080					50,000			50,000		50,000
Housing and Modernisation											
DFG - Housing Renewal	G-7791-0090						2,615,544		2,615,544		2,615,544
Chief Executive's											
Lavington & Great Guildford Streets South	R-1230-0306							(44,071)	(44,071)		(44,071)
Meeting House Lane	R-1230-0312.01							209,005	209,005		209,005
East Peckham Queens Road	R-1230-0314.01							(316,355)	(316,355)		(316,355)
ILRE Phase 2 - Walworth Road	R-1230-0320.03							(186,041)	(186,041)		(186,041)
ILRE Phase 2 - Peckham	R-1230-0320.07							(269,306)	(269,306)		(269,306)
Walworth Road South(Missing bit of the Jigsaw)	R-1230-0322							(1,000,000)	(1,000,000)		(1,000,000)
Tennis Court & Changing Rooms	R-1230-0323.01							(21,392)	(21,392)		(21,392)
Rye Lane Environmental Improvements	R-1230-0328.01							(26,197)	(26,197)		(26,197)
Discretionary Funding	R-2018-0070.01							(6,852)	(6,852)		(6,852)
RMP 440/441 Denmark Hill	R-2019-0060.01							63,269	63,269		63,269
RMP 87 Dog Kennel Hill	R-2019-0060.06							25,864	25,864		25,864
RMP 1103 College Road	R-2019-0060.08							24,906	24,906		24,906
Dunston Road	R-2019-0060.13							7,800	7,800		7,800
LTN Dulwich	R-2020-0040.01							57,500	57,500		57,500
Modal Filters	R-2020-0040.02							48,950	48,950		48,950
School Streets	R-2020-0040.03							30,250	30,250		30,250
LTN Southwark Bridge	R-2020-0040.04							65,000	65,000		65,000
Healthy Neighbours	R-2020-0040.05							265,000	265,000		265,000
Local Environment Improvements	R-2020-0040.06							83,550	83,550		83,550
Cycle Parking	R-2020-0040.07							82,500	82,500		82,500
Emergency Active Travel Fund	R-2020-0070.01							80,000	80,000		80,000
Cycle filters	R-2020-0080.01							250,500	250,500		250,500

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Project Name	Project Code	Children's	Adult Social Care	Children's and Adults' Services	Southwark Schools for the Future	Environment and Leisure	Housing and Modernisation	Chief Executive's	General Fund Programme Total	Housing Investment Programme	Total Programmed Expenditure
Cycleway 4 and Connections	R-2020-0080.02							36,518	36,518		36,518
Walworth Town Hall Re-Development - Non Works	R-4020-0110.1							(14,193,831)	(14,193,831)		(14,193,831)
St Olav's Square Redevelopment - Non Works	R-4020-0250.01							(31,664)	(31,664)		(31,664)
St Olav's Square Redevelopment - Works	R-4020-0250.02							(51,143)	(51,143)		(51,143)
Hampton & Steadman S	R-4020-0300.01							11,420	11,420		11,420
Revitalise Camberwell (Southern Ent, Burgess PK, Artichoke)	R-2013-0090.04							(901,115)	(901,115)		(901,115)
Peckham Palms - Works	R-4020-0062.2							250,000	250,000		250,000
231 Old Kent Road	R-4020-0066							99,396	99,396		99,396
Mint Street Works	R-4020-0120.02							(3,737)	(3,737)		(3,737)
Spa School - Professional Fees	R-4020-0330.1							(184,655)	(184,655)		(184,655)
New Depot	R-4020-0341.1							(24,394,717)	(24,394,717)		(24,394,717)
21-23 Parkhouse St SE5 - Mixed use B1 Commercial Space provision	R-4020-0343							1,106,189	1,106,189		1,106,189
Peckham Library Square	Code to be created							6,600,000	6,600,000		6,600,000
Acquisition of Properties	R-4020-0150.01							15,857,851	15,857,851		15,857,851
Strategic Property Purchase	R-4020-0150.06							(4,361,413)	(4,361,413)		(4,361,413)
Void Shops & Council	R-4020-0140.01							(847,686)	(847,686)		(847,686)
Blackfriars Road Boulevard (REFCUS)	R-4020-0170							(100,000)	(100,000)		(100,000)
HRA											
Hidden Homes	regHidH									1,378,642	1,378,642
Direct Delivery - New Council Homes Phases 1-5	regDDPHs									74,247,589	74,247,589
Acquisitions and site assembly for new council homes	regProp									193,000,000	193,000,000
Total variations to be approved at Month 5		-	(4,996,517)	(4,996,517)	-	50,000	2,615,544	(21,684,797)	(24,015,680)	268,626,231	244,610,551
TOTAL PROGRAMME BUDGET VIREMENTS & VARIATIONS AT MONTH 5 2020/21		-	(4,996,517)	(4,996,517)	-	148,885	2,615,544	(21,783,592)	(24,015,680)	268,626,231	244,610,551
REVISED BUDGETS		84,503,990	32,124,518	116,628,508	5,489,177	129,685,872	96,051,214	210,714,523	558,569,294	2,067,044,791	2,625,614,085
VIREMENTS & VARIATIONS REQUESTED TO BE APPROVED FINANCED BY:											
Corporate Resources / Capital Receipt		-	(4,996,517)	(4,996,517)	-	98,885	-	(16,688,197)	(21,585,829)	22,687,869	1,102,040
Major Repairs Allowance				-		-		-		-	-
Capital Grant		-		-		50,000	2,615,544	1,118,158	3,783,702	54,500,000	58,283,702
Section 106 and CIL		-		-		-	-	(152,416)	(152,416)	47,924,362	47,771,946
External Contribution		-		-		-	-	(6,061,137)	(6,061,137)	-	(6,061,137)
Supported Borrowing		-		-		-	-			143,514,000	143,514,000
TOTAL RESOURCES		-	(4,996,517)	(4,996,517)	-	148,885	2,615,544	(21,783,592)	(24,015,680)	268,626,231	244,610,551

Appendix D - General fund capital programme 2020/21 detail month 5 report

Capital Programme 2020/21-2029/30 Description of Programme / Project	2020/21				2021/22			2022/23+			Total Programme 2020/21-2029/30		
	Revised Budget	Spend to date	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Environment and Leisure													
Cleaner Greener Safer	2,804	327	952	(1,852)	2,380	3,306	926	14,160	15,086	926	19,344	19,344	0
Other PR Projects	3,725	399	2,048	(1,676)	3,887	5,563	1,676	4,266	4,266	0	11,877	11,877	(0)
StreetCare	7,878	1,966	7,085	(793)	5,975	6,768	793	36,513	36,513	0	50,366	50,366	0
Environmental Services	2,810	68	1,828	(982)	720	1,702	982	553	553	0	4,083	4,083	0
Street Metal Works	750	231	750	0	500	2,677	2,177	3,627	1,450	(2,177)	4,877	4,877	0
Culture	4,258	107	4,219	(39)	0	39	39	0	0	0	4,258	4,258	0
Parks	7,891	850	4,710	(3,181)	10,538	7,877	(2,662)	7,609	13,452	5,843	26,039	26,039	0
South Dock Marina	1,329	0	1,033	(296)	0	296	296	0	0	0	1,329	1,329	0
Leisure	3,430	14	1,391	(2,038)	1,384	2,916	1,532	2,700	3,206	506	7,513	7,513	0
Environment and Leisure Total	34,875	3,962	24,017	(10,858)	25,383	31,144	5,760	69,428	74,525	5,098	129,686	129,686	0
Chief Executive's													
PLANNING	3,140	172	1,997	(1,143)	738	1,881	1,143	0	0	0	3,878	3,878	0
TRANSPORT POLICY & PLANNING	4,113	2,066	4,113	0	0	0	0	0	0	0	4,113	4,113	0
REGENERATION NORTH	9,866	640	10,521	655	12,995	15,086	2,091	27,107	24,362	(2,745)	49,969	49,969	0
REGENERATION SOUTH	36,715	4,909	29,704	(7,010)	23,041	25,366	2,325	3,500	8,186	4,686	63,256	63,256	0
REGENERATION CAPITAL	9,612	398	1,679	(7,933)	998	7,305	6,308	105	1,731	1,626	10,715	10,715	0
PROPERTY SERVICES	35,018	344	35,832	814	11,850	15,036	3,186	31,916	27,916	(4,000)	78,784	78,784	0
REGENERATION & PLANNING	0	0	0	0	0	0	0	0	0	0	0	0	0
Chief Executive's Total	98,465	8,528	83,846	(14,619)	49,622	64,674	15,053	62,628	62,194	(434)	210,715	210,715	0
Children's and Adults' Services													
Castlemead, 232 Camberwell road	0	0	0	0	0	0	0	0	0	0	0	0	0
Centre of Excellence	17	17	17	0	0	0	0	0	0	0	17	17	0
Anchor Blue Grove	0	0	0	0	0	0	0	0	0	0	0	0	0
Anchor Greenhive	0	0	0	0	0	0	0	0	0	0	0	0	0
Anchor Rose court	0	0	0	0	0	0	0	0	0	0	0	0	0
Adult PSS Capital Allocations	624	0	624	0	2,000	2,000	0	2,661	2,661	0	5,285	5,285	0
Telecare expansion	0	0	0	0	143	143	0	0	0	0	143	143	0
Southwark Resource Centre	0	121	0	0	0	0	0	0	0	0	0	0	0
Lifecycle capital prog- Anchor homes	1,271	233	1,718	447	1,200	2,288	1,088	3,688	2,153	(1,535)	6,159	6,159	0
Lifecycle capital prog- ASC properties	1,000	38	1,000	0	1,000	1,000	0	8,520	8,520	0	10,520	10,520	0
Bed Based Care	0	0	0	0	10,000	10,000	0	0	0	0	10,000	10,000	0
2019/20 Primary Schools refurbishment programme	2,212	93	2,212	0	0	0	0	0	0	0	2,212	2,212	0
Primary Schools refurbishment programme 2020/21	3,496	128	3,329	(167)	0	167	167	0	0	0	3,496	3,496	0
2018/19 Primary Schools refurbishment programme	1,584	0	1,584	0	0	0	0	0	0	0	1,584	1,584	0
Autism Spectrum	900	0	900	0	900	900	0	0	0	0	1,800	1,800	0
Beormund Primary School Redevelopment	11,615	0	11,615	0	0	0	0	0	0	0	11,615	11,615	0
Healthy Pupils Programme	98	0	98	0	0	0	0	0	0	0	98	98	0
Ilderton School	172	0	172	0	0	0	0	0	0	0	172	172	0
LSBU Passmore	250	0	250	0	0	0	0	0	0	0	250	250	0
Nursery Buildings	19	0	19	0	0	0	0	0	0	0	19	19	0
Permanent Expansion	14,373	343	12,057	(2,316)	2,720	5,036	2,316	500	500	0	17,593	17,593	0

Appendix D - General fund capital programme 2020/21 detail month 5 report

Capital Programme 2020/21-2029/30 Description of Programme / Project	2020/21				2021/22			2022/23+			Total Programme 2020/21-2029/30		
	Revised Budget	Spend to date	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Primary Schools refurbishment programme	0	0	0	0	3,500	3,500	0	14,000	14,000	0	17,500	17,500	0
Riverside Primary School	500	1	500	0	2,500	2,500	0	500	500	0	3,500	3,500	0
Retention	78	0	78	0	0	0	0	0	0	0	78	78	0
Rotherhithe Primary School Expansion	12,341	88	12,341	0	6,383	6,383	0	0	0	0	18,723	18,723	0
SEND and disabilities development	2,208	163	2,208	0	0	0	0	0	0	0	2,208	2,208	0
Southwark Inclusive Learning Service KS4	0	0	0	0	3,200	3,200	0	0	0	0	3,200	3,200	0
Troubled Families	232	4	232	0	0	0	0	0	0	0	232	232	0
Classrooms	226	102	226	0	0	0	0	0	0	0	226	226	0
Children's and Adults' Services Total	53,213	1,332	51,178	(2,035)	33,546	37,116	3,570	29,870	28,334	(1,535)	116,629	116,629	0
Southwark Schools for the Future													
KS3 SILS	2,217	1,242	2,217	0	198	198	0	0	0	0	2,415	2,415	0
ICT	45	0	0	(45)	0	45	45	0	0	0	45	45	0
Contingency and retention payments	0	0	0	0	3,029	3,029	0	0	0	0	3,029	3,029	0
Southwark Schools for the Future Total	2,262	1,242	2,217	(45)	3,228	3,273	45	0	0	0	5,489	5,489	0
Housing and Modernisation													
Housing Renewal	1,969	48	1,493	(476)	1,775	2,107	332	16,759	16,903	144	20,503	20,503	0
Gypsy and Travellers Site Fire Safety Reconfiguration	167	220	417	250	0	0	0	0	0	0	167	417	250
IT Investment Schemes	6,822	202	5,791	(1,031)	2,151	2,169	18	7,397	8,410	1,013	16,370	16,370	0
Modern Ways of Working	50	0	50	0	50	50	0	794	794	0	894	894	0
Smart Working Programme	7,443	1,046	6,423	(1,020)	1,192	1,580	388	(0)	632	632	8,635	8,635	(0)
Planned Preventative Maintenance	3,590	1,194	2,491	(1,099)	3,500	6,017	2,517	14,868	13,451	(1,418)	21,958	21,958	0
PPM & Compliance Programme (CRP)	1,000	21	320	(680)	1,000	480	(520)	7,439	8,639	1,200	9,439	9,439	0
Queens Road 4	9,724	352	547	(9,177)	8,361	0	(8,361)	0	17,538	17,538	18,085	18,085	0
Housing and Modernisation Total	30,764	3,084	17,532	(13,233)	18,029	12,403	(5,626)	47,258	66,367	19,109	96,051	96,301	250
Capital Programme 2019/20-2028/29	Total General Fund Programme												
	2020/21				2021/22			2022/23+			Total Programme 2020/21-2029/30		
	Revised Budget	Spend to date	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Total Expenditure	219,579	18,149	178,789	(40,790)	129,807	148,609	18,802	209,183	231,421	22,237	558,569	558,819	250
Total Resources	61,063	0	58,106	(2,957)	26,410	29,250	2,840	92,586	92,703	117	180,059	180,059	0
Forecast variation (under)/over	158,516	18,149	120,683	(37,833)	103,397	119,359	15,962	116,597	138,718	22,120	378,510	378,760	250
Cumulative position					261,913	240,043	(21,870)	378,510	378,760	250	378,510	378,760	250

Item No. 26.	Classification: Open	Date: 20 October 2020	Meeting Name: Cabinet
Report title:		Appointments to Outside Bodies 2020-21	
Ward(s) or groups affected:		Not applicable	
From:		Proper Constitutional Officer	

RECOMMENDATION

1. That the cabinet consider and agree appointments to the outside bodies listed in Appendix A of the report for the 2020-21 municipal year.

BACKGROUND INFORMATION

2. Each year the council makes appointments/nominates individuals to outside bodies.

KEY ISSUES FOR CONSIDERATION

Appointments to outside bodies

3. It is for the cabinet to affiliate to and appoint representatives to outside bodies where such appointments are a function of the cabinet.
4. Attached as Appendix A is a list of the outside bodies the cabinet are being recommended to consider appointing to for the 2020-21 municipal year.

Legal implications

5. Appointments to some of the outside bodies may carry risk both corporately and to the individuals appointed. Standards committee at its meeting on 9 November 2011 approved 'Guidance to Members who serve on Outside Bodies' which is intended to help councillors understand their duties when appointed to outside bodies, and how to handle conflicts of interest that may arise. The guidance is available in the Library on the council website.

Community impact statement

6. The council is being invited to make nominations to various outside bodies. The nominations process has no direct impact on the community.

Consultation

7. The political group whips have been consulted on the issues contained in the report and have been invited to submit nominations.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None		

APPENDICES

No.	Title
Appendix A	Appointments to outside bodies 2020-21

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services	
Report Author	Paula Thornton, Constitutional Officer	
Version	Final	
Dated	8 October 2020	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Law and Democracy	No	No
Strategic Director of Finance and Governance	No	No
Date final report sent to Constitutional Team		8 October 2020

APPENDIX A

APPOINTMENTS TO OUTSIDE BODIES 2020-21

Name	Purpose	No. of places	Notes
Better Bankside Board	To improve the quality of the Bankside environment, further develop the potential draw of the area, increase the sense of security and ensure that better and sustainable maintenance and management arrangements are put in place.	1	(Regeneration function) Councillor or officer.
Blue Bermondsey BID Board	<p>To help tackle street crime and anti-social behaviour.</p> <p>To offer access to free recycling services to local businesses.</p> <p>To engage the local community to report on areas of grime to ensure streets stay clean.</p> <p>To work with local business support organisations to try and get local people into jobs.</p> <p>To work with local schools to get young people involved in apprenticeships and works schemes.</p>	1	(Community safety function)
Board of Southwark College Corporation	The college offers a range of provision including short courses, higher education and apprenticeships. The	1	(Job and skills function)

Name	Purpose	No. of places	Notes
	governance of the college is headed by a Corporation Board.		
Browning Estate Management Association	To oversee the management/running of Browning Estate with its own independent budget.	1	(Housing function)
Canada Water Consultative Forum	The forum is responsible for advising on the overall direction of development proposals and ensuring public awareness and involvement in the development proposals.	4	(Regeneration function)
Central London Forward	To provide a cross-sector 'voice for central London'. It operates at a strategic level, seeking to influence policy makers on matters of mutual interest to the communities and businesses of central London.	1	(Regeneration function) Must be the Leader of the Council.
Centre for Literacy in Primary Education	Professional development and family learning centre. Provides a range of education support, advisory and direct delivery services to schools and families throughout Southwark.	1	(Education function)
Creation Trust	<p>The Creation Trusts key aims are:</p> <ul style="list-style-type: none"> • Engaging the community within the regeneration programme. • Tackling issues around skills and 	3	(Regeneration function)

Name	Purpose	No. of places	Notes
	training, young people and health and wellbeing.		
Cross River Board	To deliver cross-borough regeneration initiatives north and south of the River Thames in the London Boroughs of Southwark and Lambeth, the Corporation of London and the City of Westminster.	1	(Regeneration function) Usually the leader or cabinet member for regeneration.
Crystal Palace Community Development Trust	Trust set up to oversee the development of the Crystal Palace area.	1	(Regeneration function)
Groundwork London, Local Authority Strategic Input Board	<p>The Local Authority Strategic Input Board enables Local Authorities to shape the strategic direction of Groundwork within Local Authorities by:</p> <ul style="list-style-type: none"> • Advising Groundwork on the regeneration needs of local communities. • Providing input to the development process for projects and programmes. • Developing and maintaining close relationships with elected members and officers of local authorities. • Developing relationships with other key local partners. 	1	(Regeneration function)

Name	Purpose	No. of places	Notes
Guys and St Thomas NHS Foundation (Council of Governors)	<p>To advise the trust on how it carries out its work so that it is consistent with the needs of the members and wider community.</p> <p>The governors:</p> <ul style="list-style-type: none"> • help the trust to carry out its duties in ways that meet with NHS values and the terms agreed with Monitor, the independent regulator for NHS Foundation Trusts • advise the trust on its longer term strategy • provide advice and support to the Board of Directors, who are responsible for the overall management of the trust. 	1	(Health function)
Kings College Hospital NHS (Council of Governors)	<p>Their vision is to become a fundamentally new kind of hospital built around patient need, offering patients the highest quality of care, and to deliver this as part of a joined-up and well-managed healthcare system, built in partnership with GPs and other healthcare providers.</p>	1	(Health function)
London Road Safety Council (LRSC)	<p>To reduce the number of road accident casualties within Greater London and provide a means of communication relating</p>	2	(Community safety function) Up to two elected members and an officer

Name	Purpose	No. of places	Notes
	to road accident prevention between London local authorities, central government and other organisations.		from road safety education.
London Youth Games Limited	The London Youth Games Limited organise the annual London Youth Games on behalf of the London boroughs. It is a non-profit making company owned and guaranteed by the London boroughs and the City of London Corporation.	1	(Leisure function) One representative and one deputy.
Millwall For All	<p>The objectives of Millwall for All are:</p> <ul style="list-style-type: none"> • To promote equality and diversity in football and other sports at amateur and professional • To promote awareness of equality and diversity in primary schools in Lewisham and Southwark • To develop active programmes and partnerships designed to promote equality and diversity in football and build community cohesion • To raise funds for equalities programmes • To represent the boroughs of 	1	(Equalities and Diversity function)

Name	Purpose	No. of places	Notes
	<p>Lewisham and Southwark on equalities and diversity in football</p> <ul style="list-style-type: none"> • To publicise the work being done by Millwall Football Club to tackle racism and promote equalities and community cohesion. 		
Newable Limited (formerly Greater London Enterprise Limited)	To assist, promote, encourage and secure the physical and economic development and regeneration of the whole or any part of Greater London.	1	<p>(Regeneration function)</p> <p>Does not have to be a councillor.</p>
North Southwark Environment Trust	<p>The preservation and conservation of the environment for the benefit of the public, including the promotion of energy efficiency and efficient methods of disposing of waste.</p> <p>The provision of facilities for education, recreation or other leisure time occupation, in the interests of improving the conditions of life of the inhabitants covered by the area of benefit.</p>	1	<p>(Environment function)</p> <p>Does not have to be a councillor.</p> <p>The area of benefit covered by the trust is north of the roads known as Camberwell New Road, Camberwell Church Street, Peckham Road, Peckham High Street and Queens Road.</p>
Old Vic Board of Trustees	To protect and oversee the council's investment in the Annex, a new community cultural hub for the Old Vic Theatre (which was agreed at cabinet 16 July 2019).	1	<p>(Arts and culture function)</p>

Name	Purpose	No. of places	Notes
Potters Fields Park Management Trust	Potters Fields Park Management Trust leases the park for events, functions and other activities in order to provide funds for maintenance, and to develop programmes which educate and engage with the community.	2	(Leisure function) Does not have to be a councillor.
Plastic Free East Dulwich	Working to make East Dulwich a plastic free community with Surfers against Sewage, focusing on working with and engaging local council, community groups, businesses of single-use plastics in the local environment.	1	Ward councillor
Plastic Free Peckham	Working to make Peckham a plastic free community with Surfers against Sewage, focusing on working with and engaging local council, community groups, businesses of single-use plastics in the local environment.	1	Ward councillor
Shared ICT Services Joint Committee	<ul style="list-style-type: none"> • Oversee implementation and delivery of the shared ICT service • Sets key strategic direction and associated activities • Act as arbiter where there is a conflict in either direction or priority of each council • Those matters for which is identified as 	2	(IT function)

Name	Purpose	No. of places	Notes
	responsible for under the Inter-Authority Agreement for the three way shared ICT service.		
South Bank Partnership	Engagement with South Bank employers groups, local MPs and community organisations in North Lambeth and Southwark (Bankside).	4	(Arts and culture function) One representative and local ward councillors.
South Bank Business Improvement District Ltd	The South Bank BID Board consists of representatives of local organisations and employers within the South Bank area. The board represents the interests of over 160 organisations within the South Bank BID and aims to improve the quality of the area to make South Bank one of the prime areas in the country in which to do business.	2	Cabinet member and ward councillor
South Bermondsey Big Local Partnership Steering Group	The Partnership informs and guides the development and delivery of the BIG Local programme for South Bermondsey and Old Kent Road wards.	2	(Community engagement function) Currently one Old Kent Road and one South Bermondsey ward councillor.
South London Gallery Trustee Limited	To act as trustees and director of South London Gallery Trustee Ltd (the sole trustee of the South London Fine Art Gallery and Library Trust), which operates the South London Gallery as a public contemporary art gallery. Southwark	3	(Arts and culture function)

Name	Purpose	No. of places	Notes
	Council is a major funder of the gallery but trustees must act solely in the best interests of the charity and are responsible for controlling the management and administration of the charity in line with the governing document.		
South London and Maudsley (SLaM) NHS Trust Members Council	To support the board of directors in setting the longer-term vision for the trust and to influence proposals to make changes to services and to act in a way that is consistent with NHS principles and values and the terms of the trust's authorisation.	1	(Health function)
Southwark and Lambeth Archaeological Excavation committee (SLAEC)	SLAEC is an advisory body established to promote archaeological work in Southwark and to advance the knowledge of the history of Southwark and Lambeth by archaeological investigation.	1	(Leisure function) One representative and one deputy.
Southwark Construction Skills Centre ("the Centre")	To work together in the delivery of the Southwark Construction Skills Centre ("the Centre"). <ul style="list-style-type: none"> • Establish a centre of construction training excellence for the local construction industry • Deliver high quality construction skills 	1	(Regeneration/employment and education function) Cabinet or deputy cabinet member

Name	Purpose	No. of places	Notes
	<p>training</p> <ul style="list-style-type: none"> • Inspire local school age children to pursue a career in the construction industry • Provide pathways into employment in the construction industry for local people, by increasing the employment and training opportunities in the sector for the borough's residents, as well as helping the local construction industry meet their skills needs • Provide a visible 'front door' to enable local people to find new skills and employment opportunities within the construction sector. 		
<p>Safer Neighbourhood Board (Southwark)</p>	<p>The role and purpose of the Safer Neighbourhood Board is: to ensure communities are more closely involved in crime reduction and prevention; to have a broad remit to reflect M.O.P.A.C's (Mayor Office for Policing and Crime) broader responsibilities; to have greater reach in community involvement; to achieve greater coherence between different engagement mechanisms and; to make more efficient use of resources to</p>	1	<p>(Community safety function)</p> <p>Cabinet member with community safety portfolio</p>

Name	Purpose	No. of places	Notes
	deliver value for money and target funds at tackling issues of local concern and crime prevention.		
WeAreWaterloo BID (Business Improvement District)	To create a safer and more pleasant trading environment for businesses and to promote the area to bring in more visitors, whilst maintaining its individuality and unique character.	1	(Regeneration function) Usually a ward councillor (St. George's).

Item No. 27.	Classification: Open	Date: 20 October 2020	Meeting Name: Cabinet
Report title:		Nominations to Panels, Boards and Forums 2020-21	
Ward(s) or groups affected:		Not applicable	
From:		Proper Constitutional Officer	

RECOMMENDATIONS

1. That the cabinet agrees the allocation of places to the panels, boards and forums set out in Appendix A of the report for the 2020-21 municipal year and nominates members accordingly.

BACKGROUND INFORMATION

2. It is for the cabinet to agree the allocation of places to panels, boards and forums in connection with the functions that are the responsibility of the cabinet.

KEY ISSUES FOR CONSIDERATION

Proportionality

3. Appendix A sets out the detail of those, panels, boards and forums for which nominations are required for the 2020-21 municipal year. There is no requirement that appointments to panels, boards and forums are proportionate and in the past, where the allocation of seats has been proportionate, this has been done by local agreement.
4. There is no requirement that a seat allocated to a particular group can only be filled by a member of that group. Therefore, groups have the discretion to allocate seats as they wish, including to a member of another group or an individual councillor.

Establishment of new bodies

5. Members may wish to establish new bodies or recommend that officers look into changing the status of existing bodies. In relation to the creation of new bodies, Members will need to:
 - (i) agree new terms of reference
 - (ii) agree the membership and allocation of places
 - (iii) consider whether to appoint the chair and vice-chair.

Community impact statement

6. There are no specific community impact issues arising from the recommendations.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None		

APPENDICES

No.	Title
Appendix A	Nominations to Panels, Boards and Forums 2020-21

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services	
Report Author	Paula Thornton, Constitutional Officer	
Version	Final	
Dated	8 October 2020	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES/CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	No	No
Strategic Director of Finance and Governance	No	No
Date final report sent to Constitutional Team		8 October 2020

APPENDIX A

NOMINATIONS TO PANELS, BOARDS AND FORUMS 2020-21

JOINT PARTNERSHIP PANEL (TRADE-UNION CONSULTATION)

Summary of Functions	Status	Membership	Politically Proportionate
To provide a member-level trade union consultation forum for dialogue on corporate policy issues and corporate proposals affecting the workforce.	Non statutory	2 Councillors, Human Resources Director, Chief officer team representative, plus accredited Branch Secretaries of Unison, GMB and Unite.	Not applicable (N/a)

Allocation 2019-20	Proposed Allocation 2020-21	Council Appointment	Comments
2 representatives from the cabinet. In 2019-20 the cabinet members were the leader of the council and cabinet member responsible for human resources.	2 representatives from the cabinet	2 Councillors	None

HOMEOWNERS SERVICE CHARGE ARBITRATION TRIBUNAL

Summary of Functions	Status	Membership	Politically Proportionate
To resolve homeowner service charge disputes from 2014-15 onwards.	Non statutory	1 Independent chairperson 1 Leaseholder representative 1 Councillor (from pool) 1 Independent legal representative	N/a

Allocation 2019-20	Proposed Allocation 2020-21	Council Appointment	Comments
Unlimited	Unlimited	Members to act as pool	Cabinet members are not able to be members of the panel.

TENANCY AND LEASEHOLD ARBITRATION TRIBUNALS

Summary of Functions	Status	Membership	Politically Proportionate
<p>To resolve certain disputes between secure tenants and the council (landlord) arising from a breach within the terms of the Tenancy Agreement.</p> <p>To resolve disputes between Southwark Right to Buy applicants, Southwark Council leaseholders and Residential Freeholders who pay a service charge to Southwark Council.</p>	Non statutory	1 Independent chairperson 1 Tenant or Leaseholder representative 1 Councillor (from pool)	N/a

Allocation 2019-20	Proposed Allocation 2020-21	Council Appointment	Comments
Unlimited.	Unlimited	Members to act as a pool	Cabinet members are not able to be members of the panel.

SOUTHWARK SAFEGUARDING ADULTS BOARD

Summary of Functions	Status	Membership	Politically Proportionate
The purpose of the Board is to ensure that adults can live a life free from abuse and neglect.	Statutory	Senior managers from different services and agencies including independent and voluntary sector	N/a

Allocation 2019-20	Proposed Allocation 2020-21	Council Appointment	Comments
Cabinet Member for Children, Schools and Adult Care Cabinet Member for Community Safety and Public Health	Cabinet Member for Children, Schools and Adult Care Cabinet Member for Community Safety and Public Health	2	

SOUTHWARK SAFEGUARDING CHILDREN'S BOARD

Summary of Functions	Status	Membership	Politically Proportionate
<p>To promote and safeguard the welfare of children.</p> <p>To engage in activities that safeguard all children and aim to identify and prevent maltreatment or impairment of health or development.</p> <p>To ensure that children are growing up in circumstances consistent with safe and effective care.</p> <p>To lead and co-ordinate proactive work that aims to target particular groups and to arrange for responsive work to protect children who are suffering, or likely to suffer significant harm.</p>	Statutory	Senior managers from different services and agencies including independent and voluntary sector.	N/a

Allocation 2019-20	Proposed Allocation 2020-21	Council Appointment	Comments
Cabinet Member for Children, Schools and Adult Care and request for Cabinet Member for Community Safety and Public Health	Cabinet Member for Children, Schools and Adult Care and request for Cabinet Member for Community Safety and Public Health.	2	Cabinet in 2019-20 also requested that the Cabinet Member for Community Safety and Public Health also be invited to these meetings.

STANDING ADVISORY COUNCIL ON RELIGIOUS EDUCATION

Summary of Functions	Status	Membership	Politically Proportionate
To review the existing provision of Religious Education and consider whether any changes need to be made in the agreed syllabus or in support offered to schools. To monitor the provision of the daily collective worship and to consider any action to improve such provision.	Statutory	4 Councillors Plus representatives of local faith groups and Teachers Associations	N/a

Allocation 2019-20	Proposed Allocation 2020-21	Council Appointment	Comments
Labour – 3 Liberal Democrats – 1	Labour – 3 Liberal Democrats – 1	4 Councillors	

SOUTHWARK TENANT MANAGEMENT ORGANISATION COMMITTEE

Summary of Functions	Status	Membership	Politically Proportionate
To discuss with representatives of TMO's issues of mutual interest.	Statutory	4 Councillors TMO Representatives Cabinet Member for Housing Management and Modernisation	N/a

Allocation 2019-20	Proposed Allocation 2020-21	Council Appointment	Comments
Labour – 3 Liberal Democrats – 1	Labour – 3 Liberal Democrat – 1	4 Councillors and Cabinet Member with responsibility for Housing	

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Leo Pollak	1	Doreen Forrester-Brown	
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