

Council Assembly

Wednesday 17 July 2024

7.00 pm

Council Offices, 160 Tooley Street, London SE1 2QH

Supplemental Agenda No. 1

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Item No.	Title	Page No.
2.2.	Public question time	
	No public questions were received.	
3.1.	COMMUNITY EVIDENCE	1 - 3
	Community evidence requests were received from:	
	<ul style="list-style-type: none">• Southwark and Peckham Citizens• Cathy Deplessis, Southwark Pensioners' Centre• Lizzie Lynch, Appleby Blue• Kelvin Miles and colleagues	
4.	Deputations	4 - 6
	Deputation requests were received from:	
	<ul style="list-style-type: none">• Leaseholders in the North Peckham Estate• Jenifer Milner, on behalf of shop owners in SE5• Zoe Abrams and Peckham residents	
7.	Amendments	7 - 15
	Amendments were received to:	

Contact

Virginia Wynn-Jones, Andrew Weir on 020 7525 7055 or 020 7525 7222 or email:
virginia.wynn-jones@southwark.gov.uk; andrew.weir@southwark.gov.uk;
constitutional.team@southwark.gov.uk
Webpage: <http://www.southwark.gov.uk>

Date: 15 July 2024

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Item No.	Title	Page No.
	Themed motion: Renewing our borough: a strategy for building the homes and infrastructure we need	
	Motion 1: Declaring a Housing Emergency	
	Motion 3: Ending the Lower Road Chaos	

Meeting Name:	Council Assembly
Date:	17 July 2024
Report title:	Community Evidence on the Themed Debate
Ward(s) or groups affected:	All
Classification:	Open
Reason for lateness (if applicable):	N/A
From:	Proper Constitutional Officer

BACKGROUND INFORMATION

Introduction

1. The council assembly business panel agreed that the theme for council assembly in July 2024 should be “Renewing our borough: a strategy for building the homes and infrastructure we need.”

Community evidence on the theme

2. The deadline for community evidence was 11.59pm, 11 March 2024.
3. The following requests have been received by the deadline for consideration by this meeting and they are listed in the order received below.
4. Which community evidence shall be considered and the length of each submission will be established by way of a programme motion at the start of council assembly. Community evidence shall be conducted under the existing rules for public participation.
5. If the community evidence is not dealt with by council assembly, the matter shall be referred without debate to the relevant cabinet member who shall, after consideration, respond with an open reply to the sender.

Submissions

1. Southwark & Peckham Citizens

The community evidence requests states:

“Southwark & Peckham Citizens is an alliance of 21 civil society organisations in the borough, including faith organisations, schools, parents' groups, local charities and a university. We work together for the common good in our borough and beyond, with a particular focus on housing, migrants' rights, ESOL, and health justice.

We will give evidence on the living conditions of our members, many of whom live in abhorrent conditions, facing chronic disrepair, severe overcrowding and precarity, including frequent moves between different council-provided temporary accommodation properties. We believe that one solution to these problems lies in elected officials putting their full political weight behind demanding that private developers deliver more for local people. We propose that new developments must go beyond existing planning policy in terms of delivering family-sized social homes and that Southwark policy should reject shared ownership as a valid form of 'affordable' or intermediate housing, replacing it with Community Land Trust homes, a model of housing where prices are linked to local income in perpetuity and therefore remain permanently affordable."

2. Cathy Deplessis, Southwark Pensioners' Centre

The community evidence requests states:

"The Journey to 201

- The historic background to Southwark Pensioners' Centre
- Change and rising demand
- The search for a new Centre
- Co-production
- Strategic CIL."

3. Lizzie Lynch, Appleby Blue

The community evidence requests states:

"Appleby Blue is a social housing development of 57 almshouses in Bermondsey, south London, for 63 residents. The building is managed by United St Saviour's Charity (UStSC) and provides independent living with a resident support model for over 65-year-olds in Southwark.

Appleby Blue occupies a site previously occupied by a care home, which had fallen into disrepair and was no longer fit for purpose. It is the off-site social housing provision funded by a private residential development 'Triptych', developed by JTRE London in neighbouring Bankside. The development has been made possible through a partnership between the London Borough of Southwark, who owned the land, and UStSC, who will manage it in perpetuity.

UStSC has worked to support the people and communities of Southwark for almost 500 years. Uniting the people and charitable organisations in the borough, we tackle social need through our grant making programme and offer sheltered housing for older people in our almshouses, St Saviours Court, Hopton's and Appleby Blue, helping to build strong, supportive and well-served communities."

4. Kelvin Miles and colleagues

The community evidence requests states:

“I will be speaking on the theme "Renewing our borough: a strategy for building the new homes and infrastructure we need". A strategy for building new homes and infrastructure must include a generation that is young, striving but often forgotten, who are yearning for Security in a volatile, unaffordable and hopeless housing crisis. The time is now to ignite a hope for young people with a new plan that empowers and gives them a chance to not just survive but thrive.”

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Constitution	160 Tooley Street London SE1 2QH	Constitutional Team constitutional.team@southwark.gov.uk 020 7525 7228

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services	
Report Author	Virginia Wynn-Jones, Principal Constitutional Officer	
Version	Final	
Dated	12 July 2024	
Key decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer title	Comments sought	Comments included
Assistant Chief Executive – Governance and Assurance	No	No
Strategic Director of Finance	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team	12 July 2024	

Meeting Name:	Council Assembly
Date:	17 July 2024
Report title:	Deputation Requests
Ward(s) or groups affected:	All
Classification:	Open
Reason for lateness (if applicable):	N/A
From:	Proper Constitutional Officer

RECOMMENDATION

1. That council assembly considers whether or not to hear deputations from the groups listed in paragraph 5 of this report.

BACKGROUND INFORMATION

2. Council assembly procedure rule 2.6 (11) states that no more than three deputations shall be considered at any one meeting. However the meeting can decide to suspend this rule in order to hear more or vary the order.
3. When considering whether to hear the deputation request, council assembly 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 council assembly, 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.
4. A deputation shall consist of no more than six people, including its spokesperson. One member of the deputation shall be allowed to address the meeting for no longer than 5 minutes. The deputation spokesperson or any member of the deputation nominated by him or her shall be invited to ask a question of the leader or relevant cabinet member. After this time councillors may ask questions of the deputation for up to 5 minutes. At the conclusion of the questions, the deputation will be shown to the public seating area where they may listen to the remainder of the open section of the meeting.

KEY ISSUES FOR CONSIDERATION

Deputation requests

5. The following deputation requests have been received:

1. Leaseholders in the North Peckham Estate

The deputation request states:

"Leaseholders on the Gloucester Grove and North Peckham Estates have come together to form a group which currently represents over 20 leaseholders. We formed as a result of concerns about spiralling service charges, in particular in relation to the district heating network.

As a result of our investigation into the district heating network we have found evidence that it is using approximately three times more gas to provide heating and hot water than it should do. We are extremely worried about the impact of this over-usage on our service charges, the council's housing budget and the environment.

Our aim is to be treated fairly, to be presented with a reasonable service charges bill and to be provided with a sustainable housing and living path for our community."

2. Jenifer Milner, on behalf of shop owners in SE5

The deputation request states:

"The issue we would like to present to the Assembly concerns Southwark Council's proposed 143% rent increase on these shops' annual rental.

These long-established shops, Post Office/newsagent, Launderette/dry cleaner/pharmacy, hairdresser/supermarket provide essential services to five surrounding Council Estates - Champion Hill, Cleve Hall, Bessemer Grange, Denmark Hill and Sunray Avenue. They have received overwhelming support from this Neighbourhood Community.

If the Council's 143% increase goes ahead, these shop owners will be obliged to close and will lose their livelihoods and their investments. Three shops, Supermarket, Hairdresser and Launderette/Dry-cleaner are under immediate threat; the other two foresee a similar increase when their Lease is due for renewal in the near future."

3. Zoe Abrams and Peckham residents

The community evidence requests states:

"Peckham Town Centre is a vibrant, characterful and now famous area at the heart of Southwark and there are multiple, ambitious plans in train to

renew and regenerate it - including for the train station, Peckham Square and the site of the Aylesham Centre. Taken together these redevelopments will constitute a major and permanent change to the function and character of our town centre, for which we would wish to see a comprehensive and easily understandable 'master plan' produced as a priority and for the benefit of the community. We would also like to invite the council to consider how it can engage effectively going forwards with the full diversity of local residents and the wider population who use the town centre, so that they have a realistic conception of what changes the developments will bring, what it means for them and how they can get involved in place making.”

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Deputation Request File	Constitutional Team 160 Tooley Street, London SE1 2QH	Virginia Wynn-Jones 020 7525 7055
Council Assembly Procedure Rule 2.6, Southwark Constitution	Constitutional Team 160 Tooley Street, London SE1 2QH	Virginia Wynn-Jones 020 7525 7055

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services	
Report Author	Virginia Wynn-Jones, Principal Constitutional Officer	
Version	Final	
Dated	12 July 2024	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Title	Comments sought	Comments included
Assistant Chief Executive – Governance and Assurance	No	No
Strategic Director of Finance	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team	12 July 2024	

AMENDMENTS

ITEM 3.2: THEMED DEBATE – RENEWING OUR BOROUGH: A STRATEGY FOR BUILDING THE HOMES AND INFRASTRUCTURE WE NEED

(see pages 40-44 of the main agenda)

AMENDMENT A

Proposed by: Councillor Emily Tester

In 2.a: **delete** “Liberal Democrat”, and **insert** at end of clause:

That child poverty measurements rise from 18% to 36% when housing costs are taken into account – which could be alleviated by abolishing the cruel two child benefit cap introduced by the Conservatives in 2017. The Labour party locally and nationally have refused to advocate for its abolition.

Delete 2.c and replace with:

“local authority completions under the last Labour government per year averaged at just 217, rising to an average of 1,350 completions whilst the Liberal Democrats were in government”

In 2.d **insert** after “London”:

“under Labour’s tenure, in part as a result of national”.

At the end of the clause, **insert**:

“That national economic stability is only part of the story: local policy under the control of the London Mayor’s office and Southwark Council have also contributed to the demise of housebuilding.”

After 2.d **insert**:

“that Southwark has not met its housing delivery test over 3 years, building just 66% of the volume of homes Southwark needs”

After 2.f **insert**:

“that social housing must be part of this housebuilding agenda of the new government, including at least 150,000 new social homes a year across the country, as set out in the Liberal Democrat manifesto”

Delete 3.a through to 3.f and **insert** in place:

- a. Starts went from 684 to 28 in 2023/2024, a decline of 96%

- b. Since 2017, only 45% of starts have translated into completions
- c. The auditor's findings that the precarious state of the HRA was an avoidable dilemma
- d. The pressures on the HRA that threaten housebuilding have been exacerbated by the disastrous QHIP scandals, representing £10s of millions of overspend that could have been put towards new housing

After 4.a.xiii **insert:**

xiv. That the council has failed to invest in expanding docked hire bicycles throughout the rest of the borough

Insert after 4c:

4.d That the local CIL element has been left unallocated for years, and proposals for its allocations have been delayed multiple times. CIL is supposed to be a mechanism through which local people feel the benefit of development and regeneration, and through withholding that money for so long, the council has alienated people from this process, leaving them feeling left out and a secondary consideration.

Delete 5.f, in place **insert:**

f. Commit to set out the process for local CIL allocations by no later than September 2024, and that process should ensure that money raised in areas of high development should be spent there, with wards being the primary geographical unit of allocation.

g. That whilst all new homes of all types are positive contributions and ease supply pressures, there are negative externalities that CIL and S.106 agreements are used to mitigate. With significant changes to areas since the CIL charging schedule was set, there should be a review and, where appropriate, raise charges on categories such as student accommodation to ensure that mitigating action can be fully and fairly funded.

After 5.g, **insert:**

h. Whilst welcoming the initial round of reforms in the Chancellor's speech last week, these represent progress only in comparison to the low bar the Conservatives have set. The difference this will make to Southwark will be minimal given the relatively high percentage of planning consents already agreed annually. What is desperately needed is to restore confidence in both the private and public sector to build. The council should therefore lobby for more ambitious measures to back council housebuilding, including, but not limited to:

- i. More generous, multi-year local government settlements, including expanding the AHP
- ii. Simplifying and loosening the different pots of money that councils can bid for into a single pot

- iii. Continued access to preferential borrowing rates through the Public Works Loans Board
 - iv. Abolishing right to buy, or at the very least permanently reintroducing 100% retention of right to buy receipts, which are able to be combined with other grants to deliver housing
 - v. More fiscal devolution – such as retention of stamp duty receipts, business rates, and ability to set a statutory tourist tax
 - vi. A plan to invest in skills in the construction sector to ensure that there is capacity for an ambitious housebuilding programme,
- i. Commit to retrofitting its current stock to meet energy reduction targets and bring down bills, through its existing, underused Green Buildings Fund, its climate capital fund, and by encouraging the GLA and the government to restore its warmer homes grant and funding for private and public sector investment in retrofit programmes,

Renumber all paragraphs accordingly

ITEM 5.2.1: MEMBERS' MOTIONS – Declaring a Housing Emergency (see pages 52-54 of the main agenda)

AMENDMENT B

Moved: Councillor Esme Hicks

Seconded: Councillor Sam Dalton

Delete all and replace with:

1. Council Assembly notes:
 - a. Everyone should have a home they can afford, where they feel comfortable and safe. This is an essential foundation for a good life. Yet across our country we face a housing emergency, with over a quarter of a million people homeless, and one and a half million more living in overcrowded homes. In London alone, 1 in 23 children are living in temporary accommodation, more than one in every classroom.
 - b. This national emergency is one of the greatest challenges for our community. In Southwark, there are now 3,920 households in our borough living in temporary accommodation, many more living in overcrowded homes and over 17,000 households on our council housing waiting list. This emergency is not new and has been clear to the people of Southwark for well over a decade.
2. Council Assembly further notes:
 - a. This crisis is not inevitable. The last Labour government halved homelessness (reducing the number of households living in temporary accommodation from 101,300 to 50,400) and reduced rough sleeping by two thirds, whilst also doubling the proportion of social homes that met the decent homes standard.
 - b. In contrast, under the last fourteen years of Conservative and Liberal Democrat governments, street homelessness has risen by 169% and the number of households living in temporary accommodation is up 260%. With policies imposed by the Conservative and Liberal Democrat parties in government deepening the crisis including their Bedroom Tax; changing the national definition of an affordable home to include homes at rents that are unaffordable to people on even average incomes; reducing the Affordable Housing Grant by 60 per cent in 2010; increasing the Right to Buy Discount so thousands more council homes have been lost; capping benefits for housing costs at rates below the cost of even the cheapest private rented homes in our borough; and rolling out Help to Buy which has pushed house

prices up even higher and benefited big developers most. Furthermore, in 2022 under Liz Truss the Conservative Party's mini budget crashed the economy, sending mortgages and private rents spiralling, and causing house building across our country to grind to a halt.

3. Council Assembly further notes:
 - a. That for over a decade our borough has been leading the way in tackling the housing emergency, and that this has been the first priority of the council since 2010.
 - b. Southwark Council is the largest builder of new council homes in the country with over 3,000 built or on site being built which is more than at any time since the 1970s. Southwark has:
 - i. secured more social rent homes than any other borough through the planning system since 2016.
 - ii. led the way in tackling rough sleeping, with over 130 people supported into long term homes.
 - iii. been a national trailblazer for homelessness prevention.
 - iv. some of the most robust affordable housing planning policies in the country, with over a third of homes given planning permission since 2020 being affordable ones and over a quarter being social rent.
 - c. And Southwark is delivering the equivalent of a new town on the Old Kent Road, with half the homes given planning consent being affordable ones.
4. Council Assembly further notes and welcomes:
 - a. The publication of the interim report produced by England's 20 largest council landlords focused on five solutions for the new Government to secure the future of England's council housing.
 - b. Led by Southwark Council, the cross-party group of council landlords warns that England's council housing system is broken and its future in danger. The interim report finds that the current financial model and erratic national policy changes under recent Conservative and Liberal Democrat governments have squeezed councils' budgets and sent costs soaring.
 - c. That unless action is taken nationally, council landlords across the country with struggle to maintain their existing homes to the standards that our residents deserve let alone build the new council homes our communities need.
 - d. The recommendations in the report include urgent action to restore lost income and unlock the capacity of councils to work

with the Labour Government to deliver its commitments for new council homes across the country.

- e. The five solutions set out detailed and practical recommendations to the new government:
 - A new fair and sustainable HRA model – including an urgent £644 million one-off rescue injection, and long-term, certain rent and debt agreements
 - Reforms to unsustainable Right to Buy policies
 - Removing red tape on existing funding
 - A new, long-term Green & Decent Homes Programme
 - Urgent action to restart stalled building projects, avoiding the loss of construction sector capacity and a market downturn.
5. Council Assembly also welcomes:
- a. A new Labour Government which, unlike governments over the last fourteen years, has put tackling the housing crisis centre stage, including commitments to deliver 1.5 million new homes, deliver the biggest increase in social and affordable housing in a generation, review the use of low quality Green Belt, strengthen planning obligations to ensure new developments provide more affordable homes, prioritise the building of new social rented homes and review the increased right-to-buy discounts and increase protections on newly-built social housing
 - b. That within a week of the general election, the Labour Government has already taken action including announcing the restoration of mandatory housing targets, the reform of the National Planning Policy Framework and established a new taskforce to accelerate stalled housing sites, all to deliver much needed new homes.
6. Council Assembly resolves:
- a. To support the new Labour Government in its ambitious plans to deliver much needed new homes, whilst always ensuring these are truly affordable for our residents.
 - b. To work with the Government's newly established taskforce and the Mayor of London to unlock and increase the pace of delivery of new council, social rent and intermediate homes across the borough.
 - c. To ask Cabinet to bring forward and agree plans to:
 - i. Deliver the next phase of new council homes in Southwark, going beyond the 3,000 already completed or on site

- ii. Deliver affordable key worker homes for nurses, social workers, teachers and other essential workers in our borough
 - iii. Establish community land trusts in Southwark, providing affordable homes to buy in perpetuity for people on lower incomes
 - iv. Continue to deliver more homes through the planning system, including more social rent and affordable homes
 - v. Invest over £200 million over the next two years in improving the quality of council homes in our borough
 - vi. Continue to improve the council's repairs service, building on the progress over the last few years, working with the council's resident led repairs improvement board
 - vii. Upgrade the councils heat networks so they are more reliable, affordable and sustainable, including expanding SELCHP to serve more council estates
 - viii. Reduce rough sleeping in our borough
 - ix. Further enhance the council's already strong affordable housing policies with thorough new Supplementary Planning guidance on affordable housing
 - x. Work with partners in the borough including TfL, the NHS and faith organisations to identify land partnerships that can deliver more affordable homes
 - xi. Enhance support for council tenants wishing to down size and free up a large home for a family in need.
 - xii. Continue to extend the licencing of private rented homes in Southwark and take robust action against rogue landlords.
- d. To continue to work in collaboration and on a cross party basis with the largest council landlords in England to make the case to Government for the reforms which will make our council homes safe, healthy, modern and sustainable and allow Southwark Council to deliver the thousands more council homes our borough needs.

ITEM 5.2.3: MEMBERS' MOTIONS – Ending the Lower Road Chaos (see pages 56-57 of the main agenda)

AMENDMENT C

Moved: Councillor Bethan Roberts

Seconded: Councillor Stephanie Cryan

Delete all, replace with:

1. Council Assembly notes:
 - a. That improving active travel infrastructure in Southwark is essential for combatting the climate emergency and increasing healthy transport options, with segregated cycle lanes being a key part of promoting safe cycling in our borough, helping to reduce our emissions, encourage a healthy and active population, and improve air quality
 - b. That Rotherhithe has the most constrained road network in the borough: boxed in by the river and with lots of traffic going through to use the tunnel
 - c. There is a huge amount of development ongoing in the Rotherhithe area which is adding stress to the road network: the Canada water master plan, the re-provision of the bus station, and works on the Blackwall tunnel
 - d. When the Lower Road cycle lane opened, residents, businesses, the local Labour MP and the Rotherhithe Labour councillors raised a number of issues, including regarding safety
 - e. That a public meeting was convened where the council and Transport for London listened to these concerns, and put forward a number of mitigating measures including re-marking all parking and loading restriction road markings, amending the phasing of the traffic lights to give as much “green time” to Lower Road southbound traffic as feasible, and painting the cycle track blue to provide a visual cue to all road users to improve safety
 - f. That the council has further committed to a subsequent meeting in the autumn to assess the impact of these measures and to consider further ones as necessary.
2. Council Assembly resolves that:
 - a. The Cabinet Member for Clean Air, Streets and Waste should continue to work closely with local Labour councillors in

Rotherhithe, the local Labour Member of Parliament, local residents, businesses, alongside council officers and representatives from TfL to monitor the situation and find further solutions as necessary

- b. The Cabinet Member for Clean Air, Streets and Waste should restate the invitation for local Liberal Democrat councillors to put forward their ideas to this collaborative process.

**COUNCIL ASSEMBLY AGENDA DISTRIBUTION LIST (OPEN) (FULL LIST)
MUNICIPAL YEAR 2024/25**

NOTE: Original held by Constitutional Team; all amendments/queries to Virginia Wynn-Jones Tel: 020 7525 7055

ONE COPY TO ALL UNLESS OTHERWISE STATED	Copies	To	Copies
<p>Councillors (1 each) Councillor Jasmine Ali Councillor Naima Ali Councillor Sunil Chopra Councillor Renata Hamvas Councillor Maria Linforth-Hall Councillor Darren Merrill Councillor Leo Pollak Councillor Sandra Rhule Councillor Martin Seaton Councillor Andy Simmons Councillor Cleo Soanes Councillor Kath Whittam Councillor Kieron Williams</p> <p>Electronic Versions (No hard copy) All other councillors</p>	<p>13</p>	<p>Press</p> <p>Southwark News South London Press</p> <p>Group Offices</p> <p>Jack Beddoe, Labour Group Office Euan Cadzow-Webb, Liberal Democrat Group Office</p> <p>Officers</p> <p>Althea Loderick Clive Palfreyman Doreen Forrester-Brown Stephen Gaskell Chidilim Agada Toni Ainge David Quirke-Thornton Hakeem Osinaike Sangeeta Leahy</p> <p>Constitutional Team</p> <p>(Copies to Virginia Wynn-Jones, 2nd Floor, Hub 2, Tooley Street)</p> <p>Total:</p> <p>Last updated: July 2024</p>	<p>by email by email</p> <p>by email by email</p> <p>by email by email 1 1 by email by email by email by email</p> <p>5</p> <p>20</p>