

Overview and Scrutiny Committee

Monday July 13 2009

6.00 pm

Town Hall, Peckham Road, London SE5 8UB

Membership

Councillor Fiona Colley (Chair)
Councillor Jane Salmon (Vice-Chair)
Councillor Toby Eckersley
Councillor John Friary
Councillor Barrie Hargrove
Councillor Adedokun Lasaki
Councillor Richard Thomas
Councillor Veronica Ward
Councillor Lorraine Zuleta

Reserves

Councillor James Barber
Councillor Denise Capstick
Councillor Dora Dixon-Fyle
Councillor David Hubber
Councillor Richard Livingstone
Councillor Chris Page
Councillor Martin Seaton
Councillor Bob Skelly
Councillor Nick Vineall

Education representatives

Reverend Nicholas Elder, Church of England Diocese
Colin Elliott, Parent Governor
Jane Hole, Parent Governor

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Contact

Peter Roberts on 020 7525 4350 or email: peter.roberts@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Annie Shepperd

Chief Executive

Date: July 3 2009



Overview and Scrutiny Committee

Monday July 13 2009
6.00 pm
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Order of Business

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2.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear working days of the meeting.	
3.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
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	To approve as a correct record the Minutes of the open sections of the meetings held on April 20, May 18 and 20 and June 1 2009.	
5.	BUSINESS REPORT 2008/09	
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8. OFFICER BRIEFING TO SCRUTINY MEMBERS ON FIRE AT LAKANAL HOUSE

DISCUSSION OF ANY OTHER OPEN ITEMS AS NOTIFIED AT THE START OF THE MEETING.

PART B - CLOSED BUSINESS

DISCUSSION OF ANY OTHER CLOSED ITEMS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

Date: July 3 2009



OVERVIEW & SCRUTINY COMMITTEE

MINUTES of the OPEN section of the meeting of the OVERVIEW & SCRUTINY COMMITTEE held on MONDAY APRIL 20 2009 at 6.00 P.M. at the Town Hall, Peckham Road, London SE5 8UB

PRESENT: Councillor Fiona Colley (Chair)
Councillor Jane Salmon (Vice-Chair)
Councillors Toby Eckersley, John Friary, Barrie Hargrove,
David Hubber, Adedokun Lasaki, Veronica Ward and
Lorraine Zuleta

OTHER MEMBERS PRESENT: Councillor Kim Humphreys – Deputy Leader and
Executive Member, Housing
Councillor Adele Morris – Executive Member, Citizenship,
Equalities & Communities
Councillor Paul Noblet – Executive Member, Regeneration

OFFICER SUPPORT: Jon Abbott – Elephant & Castle Project Director
Stephanie Fleck – Legal Services
Jules O'Mahoney - Head of Social Inclusion
Anne Lippitt – Strategic Director, Regeneration &
Neighbourhoods
Julie Seymour – Regeneration & Neighbourhoods
Peter Roberts – Scrutiny Project Manager

APOLOGIES FOR ABSENCE

Apologies for lateness were received from Councillor John Friary.

NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMED URGENT

The Chair accepted supplemental agenda 1 and 2 as late and urgent.

DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor Toby Eckersley declared a prejudicial interest in item 5 as he had been a member of the Planning Committee which had taken a decision in respect of the Downtown application.

Councillors Jane Salmon and Lorraine Zuleta declared personal and prejudicial interests in item 6 as friends of the Bankside Residents Forum support worker.

Councillor Fiona Colley and David Hubber declared personal and non-prejudicial interests in respect of Executive Member question 10 on Canada Water.

MINUTES

RESOLVED: That the Minutes of the open section of the meeting held on March 9 2009 be agreed as a correct record.

1. THREE TOWN HALLS/RESIDUAL ESTATE – UPDATE (see pages 1 - 10)

1.1 The committee noted the update report.

2. ELEPHANT & CASTLE REGENERATION – UPDATE (see pages 11 - 14)

LendLease

2.1 The committee asked how confident executive members were that a new agreement with LendLease would be signed by July 1. Councillor Noblet explained that LendLease had provided the council with revised figures and that these were being worked through. Councillor Humphreys stressed that both the council and LendLease were committed to the transaction and the deadline to agree revised heads of terms. In response to questions, the Elephant & Castle project director confirmed that information awaited from Transport for London had also been received and was being included in the council's considerations.

2.2 Some members of the committee were concerned that, particularly in view of the changing economic climate, a new agreement should not be signed if the cost to the council and council tax payers would be too great. The executive members gave assurances that the best consideration for the council was being born in mind. The executive members confirmed their offer to attend a meeting of the committee in June to outline, in closed session, the impact of the current financial situation and the detail of any proposed contract with LendLease.

Transport for London

2.3 In response to questions, the project director confirmed the estimated figure of £240M relating to works to the northern line station and highway network (paragraph 6 of the report). Members of the committee pointed out that this did not include enhancement of the overground station or opening of the viaduct arches to pedestrian movement. Councillor Noblet added that negotiation was ongoing in respect of the 65% contingency and that detailed figures could be provided to the committee's June meeting. Councillor Humphreys stressed that improvements to the transport infrastructure needed to be affordable.

2.4 The executive members clarified the history of and current proposals for the northern and southern roundabouts and t-junctions. The council had no redress in respect of time lost while TfL agreed the road lay-out as the borough was not financially worse off as a result of the delay. In terms of responsibility for costs, the project director stated that it was incumbent on TfL to demonstrate how the development would impact on transport, over and above requirements already existing and irrespective of the development.

2.5 Councillor Noblet indicated that further detail could be provided to the committee in June.

Heygate Decant

- 2.6 Councillor Humphreys reported that approximately forty-seven leaseholders remained on the estate. In February 188 secure tenants in phase 1 had moved or identified housing, 153 in phase 2 had moved or identified housing and 132 in phase 3 had moved or identified housing. 72% of tenants had moved to council properties and 27% to registered social landlords. Some cases in phase 1 necessitated court action and others had specific medical needs. A number of blocks were already empty and it was hoped to begin demolition later in the year. Members asked for further detail to be brought to their meeting in June.
- 2.7 In response to questions, Councillor Humphreys explained that direct housing offers were being made to all tenants but that they could continue to bid through Southwark Homesearch until that point. The Allocations Team determined which properties were offered direct and which were included in Homesearch. A number of residents had moved to property within the Bermondsey Spa development.
- 2.8 Councillor Humphries updated the committee on the Camberwell Road site on which work should be starting in June. Members asked for information on Nursery Road Park. Councillor Noblet reported that he had given an undertaking at Walworth Community Council. The task was to get the right balance between retaining open space and providing affordable housing. The council was working to minimise the impact on the park while taking into account the architectural work done to date and the nature of the contracts already in place. Councillor Noblet hoped to be able to provide an update to the committee in June.
- 2.9 Members asked how many new and affordable homes would be built in the core Elephant & Castle site in comparison to the number of homes that existed on the Heygate. Councillor Noblet confirmed that all of the 1100 homes on the Heygate would be re-provided (page 17 of the update report gave details). Members stressed the importance of mixed communities and asked for a breakdown of the housing tenure mix on sites. The Elephant & Castle project director agreed to provide this to a future meeting. Councillor Humphreys drew attention to the problems of different tenures within tower blocks, for example difficulties in allocating service charges. He also commented that the balance of tenures had changed in response to the present economic climate with a shift towards more social housing.
- 2.10 Members raised that very few tenants from the Heygate would be moving to the early housing sites and asked whether it would be possible to review the use of these sites to ensure flexibility of tenure and value. Councillor Humphreys responded that the council would not leave sites empty for long periods of time, especially in view of the housing problem in the borough. Councillor Noblet stressed that taxpayers' money and land was at stake and that this had to be born in mind in deciding what use to make of these sites.

RESOLVED: That a further update report be brought to the committee's meeting in June.

3. **EXECUTIVE MEMBER INTERVIEWS** (see pages 55 - 64)

(Written answers to the questions had been circulated in advance of the meeting.)

To Councillor Kim Humphreys, Deputy Leader and Executive Member, Housing:

- 3.1 *What percentage of the council's tenanted housing stock will meet the government's decent homes standard by 2010?*
- 3.2 Members asked when Southwark would meet the decent homes standard. Councillor Humphreys explained that the results of the stock condition survey were being analysed as the basis for making investment decisions, after which it would be clearer when the target could be met. The survey would remedy the shortcomings of the previous survey. Councillor Humphreys commented that remaining within the decent homes standard was not popular with residents and that implementing decent homes plus would take longer. He offered to update the committee in June on individual estates and asked for details of any cases where members had particular concerns.
- 3.3 Members of the committee were disappointed that not all estates had investment plans yet. Councillor Humphreys indicated that there was insufficient finance available from central government, partly reflecting the inflation in building costs and resulting in considerable slippage early in the programme. In response to questions, Councillor Humphreys explained that decent homes was now a national target, rather than a government requirement, giving authorities less tight timescales with which to comply. He stressed that problems in financing were due to the high level of building costs inflation and not the decision to aim for decent homes plus. In response to further questions, Councillor Humphreys explained that the delivery strategy was in preparation and would be subject to consultation in May.
- 3.4 *Does the Executive Member for Housing feel that the tenants and leaseholders of Registered Social Landlords are sufficiently well provided with amenity space in recent and current residential developments?*
- 3.5 In addition to his written response, Councillor Humphreys explained that the council was looking at possibilities of increasing amenity and storage space and how to make better use of dead space.
- 3.6 *Does the Executive Member believe that tenant satisfaction levels with repairs and maintenance will improve in the next two years?*
- 3.7 Some members of the committee still received complaints from tenants about missed appointments. Members commented that a rate of 2% missed appointments on a total number of three hundred thousand appointments resulted in six thousand missed appointments. Members were also of the view that, from complaints received, it appeared that appointments could be missed a number of times in respect of a single repair or that there could be a re-incidence of the problem. Councillor Humphreys acknowledged that re-incidence could be a particular problem with heating repairs and that this was being looked into and investment made in the heating contract. He also reported that the tenants' survey had shown an increase in overall satisfaction from 57% to 62%.

- 3.8 *Does the Executive Member anticipate that there will be the same heating and hot water breakdowns this winter as there have been in the last two winters?*
- 3.9 Councillor Humphreys reported on increased investment this year and that estates where there had been problems in the past had been targeted. New heating contracts and management were in place and had been successfully integrated into the call centre.
- 3.10 *Has the latest restructuring of Housing Management been a success?*
- 3.11 Councillor Humphreys stated that restructuring was ongoing and included the areas of residents involvement and estates property management. He believed that the restructuring had led to improvements in investment delivery and strengthened the performance management structure supporting the housing management service.
- 3.12 Members asked for clarification of housing officer walkabouts around estates and asked who was able to action any problems identified by the officer. Councillor Humphreys explained that housing officers could report repairs and follow these up with management if they were not addressed.
- 3.13 Members raised the continuing issue of unauthorised occupancy. Councillor Humphreys reported that from last month the new programme of tenancy checks was being rolled out across the borough.
- 3.14 *When will a decision be taken on the future of the Hawkstone Estate?*
- 3.15 Members asked for further clarification on the future of the estate. Councillor Humphreys confirmed that consultation would start in June. Two blocks had already had work done in line with the decent homes standard. The future of the remaining blocks, including low rise blocks in poor condition and very expensive to re-furbish, would be decided once the consultation was complete.

To Councillor Paul Noblet, Executive Member, Regeneration:

- 3.16 *What progress is the Executive Member making as chair of the Cross River Partnership to revive the plans for the Cross River Tram?*
- 3.17 Councillor Noblet clarified that TfL had confirmed the preferred route and depot site and that the council was seeking clarification through the planning documents as to whether TfL wanted these safeguarded. The council could continue to press for firm information but no business case or funding had been agreed to date. Councillor Noblet was happy to provide an update at a later date.
- 3.18 *What is Southwark Council doing to support the campaign for a new station at Surrey Canal Road?*
- 3.19 Councillor Noblet confirmed that he had written to the Mayor of London and the chair of Millwall Football Club, in support of this issue and broader regeneration of the area, and offered to meet with them. He would also be contacting his counterpart in Lewisham Council. Members of the committee stressed the importance of putting together coherent proposals across the two boroughs.

- 3.20 *Has the Executive Member taken forward Cllr Barber's suggestion of a legal challenge to the Thameslink project in order to save the South London Line?*
- 3.21 Councillor Noblet confirmed that a legal challenge was not possible as too much time had passed since the original decision had been made. Members of the committee asked if he was aware of issues in terms of platforms not being extended sufficiently at London Bridge station. Councillor Noblet indicated that he was happy to look into this.
- 3.22 *Would the Executive member for Regeneration please give the committee an update on the regeneration of Canada Water, including the latest position in relation to the multi-modal transport study and possible locations for a leisure centre? Is he satisfied with the progress of the Canada Water regeneration programme? Is the project on track to deliver all the community benefits promised in the original brief?*
- 3.23 Members asked when would work start in the library and what was happening in respect of the leisure centre. Councillor Noblet explained that the contract for the library had been signed two weeks ago and that there was a period of four weeks in which to close footpaths and exits. Some delay had resulted from difficulties in locating drains related to the tube station. Hopefully work would commence in the last week of May with the build lasting around eighty weeks. Members highlighted the increasing budget needed for the library. Councillor Noblet indicated that a fixed price contract had been signed. The increase in cost in part reflected building inflation and that changing some of the materials used had to some extent addressed this. He stressed the difficulties of the site and that the library would offer a good facility for a large number of people.
- 3.24 Councillor Noblet stated that the leisure centre was the core of the leisure offering and that consultation was ongoing with all residents on the two options of refurbishment or new build. Members asked if the increased budget of the library impacted on delivery of the leisure centre and were disappointed that the proposal had not been agreed yet. Councillor Noblet explained that the preferred option would go to the planning committee and then to the executive to be sent out for consultation in July.
- 3.25 *Is the Executive Member for Regeneration satisfied with the proportion of family housing included in recent planning applications for residential development? If not, does he believe that there is anything that the Council can do to improve the situation?*
- 3.26 Councillor Noblet acknowledged the need for more larger family accommodation and stressed that the council was looking at whether the proportion of 3+ bedroom units in a development should be increased to 25% and whether this should be reflected in the Core Strategy. He also wondered whether particular community councils had a greater need for such accommodation.
- 3.27 *Is the Executive Member satisfied with the progress of the Nunhead & East Peckham Renewal Area project?*

- 3.28 In Councillor Noblet's view the renewal area had fallen between different parts of the council and was now back on target. There was a need to re-double the council's efforts and perhaps to extend the area north of Queen's Road. Members of the committee responded that it was not the residents' view that work was on target and suggested that the executive member meet with local people and ask questions about progress and the needs of the area. Councillor Noblet commented that the budget was smaller than that for the Bellenden renewal area and that it would be beneficial to attract private funding. The project needed to be reassessed to determine if it was developing in the way that had been intended.
- 3.29 Members of the committee stressed that different areas of the borough required different approaches in terms of regeneration. Areas such as Camberwell were in need of well thought out town centre management. Councillor Noblet agreed that Camberwell was a priority area.
- 3.30 *Please could the Executive Member provide an update on the Aylesbury Estate regeneration project including an analysis of the risks to the project?*
- 3.31 Councillor Noblet reported that work had started on the south west corner of the estate. He hoped that a report would be submitted to the executive or the major projects board in June. The council was working on two possible strands of funding, a private finance initiative and a submission to the homes and communities agency, and Councillor Noblet stated that he would update the committee on these in due course.
- 3.32 Members hoped that lessons had been learned from the Heygate decant process. Councillor Noblet stated that the case management team would be working on the Aylesbury and that council officers would be available on the estate. The council had improved its processes to bring voids back into stock more quickly and had a better understanding of the communications that tenants needed. In response to further questions he explained that the phasing across the Heygate and the Aylesbury needed to be carefully managed and that this would be influenced by the choice of developer. Councillor Noblet commented that the number of tenants and leaseholders was greater on the Aylesbury, making the decant process much longer and that a lot of work was being done to early with leaseholders and make money available for early leaseholder buy-outs.

4. THE CORE STRATEGY, THE HOUSING STRATEGY 2009 TO 2016 AND THE SYNERGIES BETWEEN THEM (see pages 19 - 54)

- 4.1 The officers from regeneration and neighbourhoods introduced the report and explained the structure and purpose of the Core Strategy.
- 4.2 In response to questions, officers explained that West Camberwell was identified as having some potential for development but with no agreed implementation plan. Members raised the question of conditions required of places of worship. Officers explained that meetings had taken place with various groups to discuss issues around noise and transport. At the moment there were no proposals for special conditions for places of worship other than in respect of community facilities. Councillor Noblet added that enforcement and development control was being looked at and that the council was working with faith groups to ensure that properties had the correct planning usage.

- 4.3 Members highlighted that residents in Peckham were being consulted on the density of new homes and asked whether the result of consultation might impact on targets. Officers indicated that it was likely that a lower density would still achieve the targets. Members also drew attention to the proposal that 35% of private housing be affordable and asked how it would be ensured that this was not solely bought by first time buyers who were liable to move on. Officers stressed that this was an increase from 25% and that the aim was to provide more family housing and with a wider mix of tenures.
- 4.4 Members were concerned that the housing estimate was not realistic in the context of the general infrastructure. Officers indicated that there was competition for all the sites in the borough and that in May a study would be completed of the density of housing possible on each of the sites and that this might lead to a revision of the targets. The council would set out all sites within the borough and prescribe the amount of development possible on each of them.
- 4.5 Members queried the target figure of 6,000 dwellings specified in relation to the Elephant & Castle and the purpose of the schedule of 400 sites over 0.25 hectares. Officers stated that the target derived from the London Plan and that the schedule set out the amount and type of development allowed on each site.
- 4.6 Members acknowledged the intent to calculate the financial implications of regeneration schemes (page 82 of the agenda) and asked whether the assumptions on which these calculations were being made could be made clear. Officers responded that a housing viability study was being carried out the results of which would be reported to members. Members stressed that a range of possibilities need to be taken into account.
- 4.7 Members emphasised the high level of social housing in South Bermondsey. Officers explained that the affordable housing policy only applied if a development was 10+ units (smaller units did not require any element of social housing). Members asked how rigidly the split between social and intermediate housing was implemented across the borough. Officers responded that there could be more than the minimum of affordable and also socially rented housing and that negotiations took place in respect of each individual scheme.
- 4.8 In response to further questions, officers clarified the requirements in terms of 3, 4 and 5 bed units, room sizes and gardens. Members of the committee underlined the need for properties that were wheelchair accessible. Officers indicated that the provision of such homes was often in competition with larger family homes but commented that it was possible to include units on upper floors as long as a minimum of two lifts were available. Officers also explained that the GLA was carrying out an assessment for London in respect of provision for gypsies and travellers and that this would inform the number of pitches in the borough.
- 5. UPDATE – JUDICIAL REVIEW OF DOWNTOWN (see pages 65 - 71)**
- 5.1 The legal services representative updated the committee on the position in respect of the possible judicial review and explained that it would not be possible for a scrutiny review to take place at the present time.
- 5.2 The committee noted this and agreed to consider the possibility of including some aspects of the review within next year's scrutiny work programme.

6. CALL-IN: REQUEST FOR CONTINUATION OF GRANT AID FUNDING TO BANKSIDE RESIDENTS FORUM (see pages 72 - 80)

- 6.1 The executive member, citizenship, equalities & communities, explained the context of the historical and current funding position with Bankside Residents Forum. The forum had been set up in response to developments in the Bankside area with a specific remit around planning and regeneration. The executive member had asked officers to look at the funding process for next year and the possibility of the forum applying through one of the council's mainstream funding streams.
- 6.2 The executive member commented that the Active Citizens Hub had commissioned a mapping of resident groups in the borough which would allow an overview of forums and help inform future funding. Members were concerned that this take account of the views of community councils and provide sufficient detail to help inform next year's funding decisions.
- 6.3 Members were of the view that other wards could benefit from similar funding, including Section 106 funding, and from support in terms of planning and licensing issues. The executive member emphasised that Bankside was unique in terms of regeneration with one quarter of all planning applications in one year affecting Cathedrals Ward. She was open to discussing needs with other residents groups and to look at other forums with officers.
- 6.4 Members considered that the rationale for the continued funding was not adequately outlined in the original report. The executive member explained that the report had come late in the day and that a decision was needed urgently as it affected the support worker's salary. She assured the committee that the same would not happen next year.
- 6.5 Members asked whether Bankside Residents Forum was subject to the same requirements as other grant applicants. The head of social inclusion explained that the forum reported to the council on a quarterly basis and met with officers regularly. Equivalent monitoring standards and processes applied to the forum as applied to other grant recipients.
- 6.6 Members highlighted the work of the Willowbrook Centre and expressed the view that the council could review the assistance it provided to the centre.
- 6.7 The committee noted that the Bankside Residents Forum provided rough guides to planning procedure and asked whether these could be made available to all councillors on request. The committee also noted the possibility that discussions with a developer in respect of Section 106 might result in ongoing funding for the forum. Officers stressed that losing the grant element of the funding might lessen the reporting mechanisms with the council and that residents valued this link. It might be preferable that responsibility for the funding be spread and a mixture of sources be found.

RESOLVED: 1. That the decision not be referred back to the decision maker and accordingly the decision be implemented immediately.

2. That the final paragraph of the submission to the committee be welcomed, stating that, as part of the government's "Taking Part" pathfinder programme, Southwark's Active Citizens Hub has commissioned a consultant to map all resident groups of all types in Southwark and this information will be available in June 2009. The submission stated that this mapping will allow the council to take an overview of all residents' forums across the council and will help inform future funding.
3. That it be noted that next year's process will move the funding in question to part of the mainstream funding programme, giving other forums the opportunity to apply for funding.
4. That consideration be given to more support being provided to the Willowbrook Centre.

The meeting concluded at 10:45 p.m.



OVERVIEW AND SCRUTINY COMMITTEE

MINUTES of the Overview and Scrutiny Committee held on Monday May 18 2009 at 2.00 pm at Town Hall, Peckham Road, London SE5 8UB

PRESENT:	Councillor Fiona Colley (Chair) Councillor Jane Salmon (Vice-Chair) Councillor Toby Eckersley Councillor John Friary Councillor Barrie Hargrove Councillor Adedokun Lasaki Councillor Veronica Ward Councillor Lorraine Zuleta
EDUCATION REPRESENTATIVE:	Colin Elliott, Parent Governor
OTHER MEMBERS PRESENT:	Councillor David Noakes, Executive Member for Health and Adult Care
OFFICER SUPPORT:	Tom Branton, Chief Executive's Office Hilary Cottam, Participle Daniel Dickens, Southwark Circle Doreen Forrester-Brown, Legal Services Edwina Morris, Assistant Director, Adult Care Annie Shepperd, Chief Executive Duncan Whitfield, Finance Director Susanna White, Strategic Director of Health & Community Services Peter Roberts, Scrutiny Project Manager

1. APOLOGIES

- 1.1 Apologies for absence were received from Councillor David Hubber.

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

2.1 There were no urgent items of business.

3. DISCLOSURE OF INTERESTS AND DISPENSATIONS

3.1 Councillor Veronica Ward reported that representatives of Southwark Circle had visited the pensioners centre of which she is chair.

4. CALL-IN: ALLOCATION OF FUNDING TO SOUTHWARK CIRCLE (EXECUTIVE MEMBER FOR HEALTH & ADULT CARE APRIL 22 2009)

4.1 Councillor David Noakes outlined the proposals for Southwark Circle in the context of the budgetary situation and the personalisation agenda. He explained that the performance of Southwark Circle would be monitored by a steering group on a quarterly basis and stressed that funding equated to 0.3% of the health and adult care budget. The intention was to stop the pattern of demand-led overspend in the budget. The chief executive gave the history of the council's involvement with Southwark Circle, emphasising that it had been backed by all political groups. Members questioned how membership of the steering group was agreed. Councillor Noakes clarified that the group consisted of senior representatives from the council who were tasked with ensuring that the project was meeting the council's desired outputs.

4.2 Hilary Cottam and Daniel Dickens explained the core services that Southwark Circle offered. The strategic director of health & community services stated that the project was an attempt to provide a new level of support which would complement existing services. Extensive consultation had taken place in order to develop the business, involving users, professionals and the community sector.

4.3 Members of the committee asked for clarification of the milestones against which the output and performance of Southwark Circle could be monitored. Councillor Noakes identified the number of members recruited in each year as a performance target. Page 8 of the report set out less measurable outputs related to the impact of the project. The chief executive commented that the contract outcomes were based on research from the prototype. The aim was for project users to gain better perceptions of themselves and to increase their sense of well-being. This would reduce the future cost of non-preventative services.

4.4 Members acknowledged the positive aim of the project but that it was not possible at this stage to determine likely savings. It would be helpful for the council to begin to think about what information could be gathered regarding performance in order to inform and support future decisions. If the aim was that somewhere down the line there was going to be a saving on health care, as a result of funding Southwark Circle, then data needed to be collected in order to demonstrate this. Members were of the view that the council would need to know how much less was spent on the health care of those who had joined up than on those who had not joined. The chief executive stated that longitudinal research

was expensive but identified a possibility that, after a year, the cabinet office might agree to funding some research. The strategic director of health & community services acknowledged that it was difficult to assess the impact of preventative work but that some way needed to be found to gather useful information about the success of the project. She agreed to come back to the committee in October on how outcomes and savings could begin to be assessed. Some members took the view that it would be useful to see the government's evaluation of the pilot project before committing to further funding.

- 4.5 Members of the committee stated that a number of services already carried out supportive work with older people and questioned whether Southwark Circle would provide a different range of services or be able to engage differently with its users. Members asked whether similar services already in existence had been sufficiently analysed and how Southwark Circle would build and maintain connections to Southwark residents. Councillor Noakes emphasised the crucial differences as being that Southwark Circle was a membership organisation and would need to be self-financing after the period of three years. Hilary Cottam added that the project was a capability- rather than a needs- based model and was not expensive.
- 4.6 Some of the committee remained unclear as to what members of Southwark Circle would receive in return for their subscription and expressed doubt that volunteers could be easily encouraged to join. Councillor Noakes responded that evidence suggested that people were interested in volunteering. In addition, some elements of paid work were possible. Daniel Dickens outlined the diversity of practical jobs and social networks accessible through the project. The chief executive stressed the importance of the project in improving the quality of people's lives.
- 4.7 Some members of the committee took the view that the annual subscription to Southwark Circle was too high and excluded those who were most in need. The target of reaching a figure of two thousand members in three years would drive the project to look for high agency, low dependency members. Councillor Noakes commented that the minimum monthly fee of £10 had been arrived at after research and piloting and was not unreasonable in contrast to jobs that residents already had to pay for. The chief executive stated that service users would prefer to be in an organisation with a set fee, rather than having to submit to means testing. Hilary Cottam commented that if there appeared to be a geographical imbalance of members then this could be monitored and investigated. Southwark Circle was not interested in providing a service purely for the better off members of the community.
- 4.8 Some members were concerned that if the project was successful it would result in cut-backs being made of other groups providing a similar service. There was also a concern at the amount of expenditure and that the council's financial reserves were not being protected. Councillor Noakes stressed the ongoing budgetary pressures and the desire to keep preventative services in place but that it was not possible to predict the funding situation in three years' time. The overall aim of the £3m investment was to add a new level of support and to decrease the demand on traditional social services. Hilary Cottam added that the initial investment would allow an infrastructure to be put in place and a team of committed people to be put together. The finance director emphasised that the sum of £1m was an investment in a new approach and was not excessive when compared

with new commitments for adult care year on year. Investment over the three year period was linked to volumes of membership achieved by Southwark Circle.

- 4.9 Some members asked the extent to which the funding in question reflected the council's prior decision to no longer provide care packages to users with only moderate eligibility. Members were concerned that Southwark Circle would be operating in the area of moderate social care needs which up until now had been dealt with by mainstream social services. Councillor Noakes stressed that only a small number had lost services and that the aim was to meet a need that was not formally addressed by the council's own social services. In answer to members' concerns, the strategic director of health & community services stated that formal care systems only dealt with a fraction of people with needs. The government was asking local authorities to address the needs of all older people and the service proposed by Southwark Circle was one of the ways in which this could be done.
- 4.10 Members of the committee queried why funding of Southwark Circle had not been included as a growth bid during discussion of the budget proposals in February. The finance director responded that the budget pressures were discussed together with the need to look at ways of addressing these pressures. The chief executive emphasised that the delegated decision had been taken after consulting the leaders of the three political groups and in the light of the business case. The finance director clarified that, at the time of the budget discussion, no solid agreement had been reached about the amount or phasing of the grant that would be necessary for Southwark Circle. If an amount had been included in the budget, additional savings would have been required elsewhere. The current intention was to make use of the financial risk reserve. In response to further questions, the finance director clarified that the £250,000 seed funding under discussion (paragraph 20 of the report) was different to the expenditure of the same amount referred to in the chief executive's briefing note.
- 4.11 Some members challenged whether the grant to Southwark Circle was an appropriate use of the financial risk reserve and asked the executive member for health and adult care whether he had consulted the executive member for resources in this respect. Councillor Noakes indicated that, while all executive members had been able to put forward their views on this decision, the issue of use of the reserve had not been expressly raised. The finance director made it clear that he had been consulted on use of the reserve and commented that there was no definitive guidance on its use. The director of finance had made the executive member for resources aware of his recommendation.
- 4.12 Members sought clarification of paragraph 16 of the report and the national interest in Southwark Circle as a potential model for a new kind of support. The chief executive explained that some authorities had wanted to address the needs of young people rather than older people. The government had chosen to work with Southwark as it was already in successful partnership with the government and had political support for the project across all groups. There was the potential to transfer aspects of the project to other parts of the country if it worked in Southwark and the DWP and Cabinet Office were monitoring the process.

- 4.13 In response to questions from members of the committee, Councillor Noakes gave details of which council officers had made input into the business case for Southwark Circle, including the outgoing director of adult care. Members expressed concerns about the governance of Southwark Circle as a community interest company (CIC), including the role of directors, regulation of the company and membership of the steering group. Members felt that there was insufficient division of responsibility and that risks arose from the appearance that the directors were also members of the company.
- 4.14 In response to questions, Councillor Noakes confirmed that the funding proposed for Southwark Circle was the project's only funding and that there was no other partnership organisation. Members asked for sight of a breakdown of planned income and expenditure over the next three years. The meeting went into closed session in order to receive details of expenditure related to the £250,000 seed funding and to consider the planned budget over the next three years. In response to questions, Daniel Dickens clarified expenditure in relation to staffing. The committee was concerned that the budget as circulated did not reflect the target of 2,000 members as referred to in the original report upon which the executive member took his decision. Daniel Dickens explained that the budget was based on a more ambitious membership drive. The director of finance indicated that the figures needed to be re-presented in order to set out a model which reconciled precisely with the agreed target of 2,000 members.
- 4.15 The committee agreed to adjourn its meeting and reconvene at 5pm on Wednesday May 20 to receive an updated three year budget projection and to consider its recommendations to the executive member for health and adult care.

The meeting ended at 5.50pm.

CHAIR:

DATED:



OVERVIEW AND SCRUTINY COMMITTEE

MINUTES of the reconvened meeting of Overview and Scrutiny Committee held on Wednesday May 20 2009 at 5pm at Town Hall, Peckham Road, London SE5 8UB

PRESENT:	Councillor Fiona Colley (Chair) Councillor Jane Salmon (Vice-Chair) Councillor Toby Eckersley, Councillor John Friary, Councillor Barrie Hargrove, Councillor Adedokun Lasaki, Councillor Veronica Ward and Councillor Lorraine Zuleta
OTHER MEMBERS PRESENT:	Councillor David Noakes, Executive Member for Health and Adult Care
OFFICER SUPPORT:	Tom Branton, Chief Executive's Office Daniel Dickens, Southwark Circle Doreen Forrester-Brown, Legal Services Edwina Morris, Assistant Director, Adult Care Annie Shepperd, Chief Executive Duncan Whitfield, Finance Director Susanna White, Strategic Director of Health & Community Services Shelley Burke, Head of Overview & Scrutiny Sally Masson, Scrutiny Project Manager

1. APOLOGIES

1.1 None.

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

2.1 There were no urgent items of business.

3. DISCLOSURE OF INTERESTS AND DISPENSATIONS

3.1 None.

4. CALL-IN: ALLOCATION OF FUNDING TO SOUTHWARK CIRCLE (EXECUTIVE MEMBER FOR HEALTH & ADULT CARE APRIL 22 2009)

- 4.1 The meeting went into closed session in order to continue its consideration of the call-in of the executive member's decision to fund Southwark Circle. The director of finance presented the revised budget spreadsheet requested at the previous meeting. Members highlighted the spend at the end of the first quarter and total fees from members of Southwark Circle at the end of year one.
- 4.2 The committee was informed that there would be approximately 1.5 jobs per year, per member. It was thought that there would be little margin to pay overheads. Daniel Dickens explained that this was a snapshot of the expected three year activity and that members could expect to receive some of the work for free.
- 4.3 There was some concern over whether income and expenditure would break even, especially as there was no parallel scheme working as a model. The budget was based on the £10 per month model piloted in Camberwell and that the membership fee was not set to increase. Some committee members continued to be of the view that the people who would be most in need of such a scheme would not be able to afford it. Daniel Dickens stated that the figures presented had been extrapolated from the prototype in Camberwell which had a smaller number of members. Most Southwark Circle members were thought to be in the middle of the economic scale.
- 4.4 It was felt that the figures used from previous tests should be detailed; to back up Southwark Circle's assertion that subsidy would not be required at the end of the first three years and that any surplus could be used up in quarter three. It was noted that salaries would be performance monitored and that, if in line with inflation, this might free up spare funds.
- 4.5 Committee members wanted to know at what point a lack of fees would impact on the project. At the end of year one the council would have the option to terminate the agreement. The council would not recoup any money already given in grant but would be able to stop all future funding. Surpluses would be re-invested in future programmes within Southwark communities and/or absorbed into similar services.
- 4.6 In response to concerns raised, the legal officer confirmed that this decision was not outside the budget and policy framework and that no concern had been raised by the monitoring officer.
- 4.7 The committee considered the initial decision and advice received. Members felt that this was a well intentioned project but that financial detail had not been adequate. The Chair took the view that it was regrettable that the budget set out to form the basis of this decision was inadequate and that the decision should not have been taken without sight of that information.

RESOLVED: That the decision be referred back to the executive member asking him to address the following:

1. That an accurate budget account is produced with predicted growth figures.
2. That clear and robust performance outcomes and targets are developed for monitoring the performance of Southwark Circle, with the provision to terminate the funding agreement should the steering group consider that Southwark Circle is falling short of the agreed targets.
3. That the Memorandum and Articles of Association for the Community Interest Company be amended to ensure that at the end of the three year agreement any surplus money is reinvested into other Southwark communities.

The meeting ended at 6.05pm.

CHAIR:

DATED:



OVERVIEW AND SCRUTINY COMMITTEE

MINUTES of the Overview and Scrutiny Committee held on Monday June 1 2009 at 7.00pm at Town Hall, Peckham Road, London SE5 8UB

PRESENT: Councillor Fiona Colley (Chair)
 Councillor Jane Salmon (Vice-Chair)
 Councillor John Friary
 Councillor Barrie Hargrove
 Councillor David Hubber (Reserve)
 Councillor Adedokun Lasaki
 Councillor Veronica Ward
 Councillor Lorraine Zuleta

EDUCATION REPRESENTATIVE: Colin Elliott, Parent Governor

OFFICER SUPPORT: Shelley Burke, Head of Overview & Scrutiny
 Doreen Forrester-Brown, Legal Services
 Sally Masson, Scrutiny Project Manager
 Peter Roberts, Scrutiny Project Manager

1. APOLOGIES

- 1.1 Apologies for absence were received from Councillors Toby Eckersley, Richard Thomas and Lorraine Zuleta.

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

- 2.1 The Chair agreed to accept additional documents in relation to item 4, Scrutiny Arrangements 2009/10, and item 5, Proposals for Scrutiny Reviews..

3. DISCLOSURE OF INTERESTS AND DISPENSATIONS

- 3.1 There were no disclosures of interests or dispensations.

4. SCRUTINY ARRANGEMENTS FOR 2009/10

- RESOLVED:**
1. That the size, composition and terms of reference of the committee, as agreed by Annual Council on May 20 2009, be noted.
 2. That the changes to Article 5 of the constitution and the Overview & Scrutiny Procedure Rules, as agreed by Council Assembly on April 8 2009 and Annual Council on May 20 2009 (including the protocol for the Councillor Call for Action), be noted.
 3. That five scrutiny sub-committees be established with size and composition as set out at item 4.2 of the agenda.
 4. That chairs and vice-chairs of sub-committees be appointed as set out at item 4.2 of the agenda.
 5. That Scrutiny Sub-Committee A be established with responsibility for crime and disorder (within the meaning of Section 19 of the Police and Justice Act 2006).
 6. That the committee's previous decisions to enter into joint committee arrangements be noted.

5. PROPOSALS FOR SCRUTINY REVIEWS

- 5.1 Members of the previous year's sub-committees reported on the status of work within each sub-committee's work programme.
- 5.2 The chair proposed that discussion of scrutiny reviews and work plans be deferred to the following meeting of the committee in order to give more time for scrutiny proposals to be put forward and to allow sub-committees to discuss possible areas for review. She also proposed that executive member interviews be allocated to each of the sub-committees as part their work programmes.

- RESOLVED:**
1. That discussion of scrutiny reviews and work plans be deferred to the next meeting of the committee.
 2. That executive member interviews be allocated as follows:

Overview & Scrutiny - Leader

Executive Member for Resources
Executive Member for Regeneration
Executive Member for Housing (with regard
to regeneration role)

Children's Services & Education – Executive Member, Children's
Services
Leader (with regard to education
responsibilities)
Young Southwark leadership

Health & Adult Care – Executive Member for Health & Adult Care
PCT Chief Executive and Chair

Scrutiny Sub-Committee A - Executive Member for Community
Safety
Borough Commander

Scrutiny Sub-Committee B - Executive Member for Housing (with
regard to housing management role)
Executive Member for Environment

Scrutiny Sub-Committee C - Executive Member for Culture, Leisure &
Sport
Executive Member for Citizenship,
Equalities & Communities

The meeting ended at 7.15pm.

CHAIR:

DATED:

Item No: 6.	Classification: Open	Date: July 13 2009	Meeting Name: Overview & Scrutiny Committee
Report Title:		Scrutiny work programmes	
Ward(s) or Group affected:		All	
From:		Head of Overview & Scrutiny	

Recommendation:

That Overview and Scrutiny Committee considers the proposed work programmes from the sub-committees

BACKGROUND INFORMATION

The Overview and Scrutiny Committee (OSC) met on 1st June to establish its sub-committees formally and commence planning work programmes. A number of suggestions had been submitted but it was not yet a comprehensive list. OSC therefore agreed that the chairs should use the first cycle of meetings to discuss work programmes with their committee members. OSC also allocated executive member interviews to the sub-committees and these are listed with the proposed work programmes in the attached pages. Chairs were asked to come back to July OSC with their proposed work programmes. As in the previous year, OSC acknowledged that the two themed sub-committees (children's and health and adult care) are in a position to develop their work programmes independently while the 3 "task and finish" sub-committees were asked to select one topic. This arrangement provides for them to be freshly tasked by OSC including with any councillor calls for action.

The following pages set out the committees' proposed topics. OSC, Health and Children's are included for reference.

BACKGROUND DOCUMENTS

Background Papers	Held at	Contact
None		

Audit Trail

Lead Officer	Shelley Burke, Head of Overview & Scrutiny
Report Author	

Version	Final	
Dated		
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Legal & Democratic Services	No	-
Executive Member	No	-

Scrutiny work programmes 2009/10	Executive/partnership interview (who, when)	Work programme
Sub-committee A (crime and disorder lead)	Community Safety – October 14 Borough Commander – July 20	Crime and disorder More powers for community councils The borough’s de-cluttering programme Community wardens Local court services
Sub-committee B	Housing (with regard to housing management role) Environment To be arranged	Food strategy More powers for community councils Climate chaos The borough’s de-cluttering programme
Sub-committee C	Culture, Leisure & Sport – July 20 Citizenship, Equalities & Communities To be arranged	What is the true meaning of the budget and policy framework? 20 mile per hour zones and speeding Planning enforcement Housing repairs service
Health and adult care sub-committee	Health & Adult Care PCT Chief Executive and Chair Combined interview at meeting 4 (late Nov/ early Dec)	Initially 3 concurrent reviews: 1. Joint and separate council and PCT budgets; to include prescription practices and fees and charges; 2. Mental Health – the remodelling of the King’s College Hospital A&E department; 3. The effectiveness of Foundation Trusts; A review regarding services for vulnerable

		adults may follow.
Children's services and education sub-committee	Children's Services Leader (with regard to education responsibilities) Young Southwark leadership	Early years strategy Southwark Schools for the future (monitoring the programme) School governance (possible item depending on DCSF review) Report back on review of integrated youth provision Forced marriage
Overview and Scrutiny Committee	Leader – September 14 2009 Resources Regeneration Housing (with regard to regeneration role)	Downtown Town halls and locality programme Council tax costs Elephant and Castle

Item No:	Classification: Open	Date: July 13 2009	Meeting Name: Overview & Scrutiny Committee
Report Title:		Call-in: Heygate Replacement Housing Sites - Final Review (Major Projects Board June 18 2009)	
Ward(s) or Group affected:		All	
From:		Head of Overview & Scrutiny	

BACKGROUND INFORMATION

1. On June 18 2009 the Major Projects Board considered a report on the Heygate Replacement Housing Sites (report attached). The Major Projects Board agreed to authorise:
 - i) An amended extent of the Stead Street site, noting that the word not should be omitted from the second sentence of paragraph 12.2 so that it reads 'The community orchard will be retained'.
 - ii) The removal of Leroy Street from the scheme.
 - iii) The exclusion of 98-104 Rodney Road from the scheme.
 - iv) The withdrawal of the resolution to make a compulsory purchase of 98-104 Rodney Road.
 - v) The major projects board confirmed the revised extent of the replacement housing package and noted that this will produce enough social rented accommodation to meet demand from secure tenants who have been moved from the Heygate.

REASONS FOR CALL-IN

2. On June 25 2009 the Chair of Overview & Scrutiny Committee - Councillor Fiona Colley - and three members of the committee (Councillors John Friary, Barrie Hargrove and Veronica Ward) requested a call-in of the decisions on the following grounds:

"Lack of consultation – Local residents, including Heygate residents and Friends of Nursery Row Park, have not been consulted ahead of this decision to drop a number of replacement housing sites from the plans or the proposal to build a new church hall on Nursery Row Park.

"Clarity of aims and desired outcomes and link between strategy and implementation – it is not clear from the report how the decision to drop a number of sites from the plans will affect the overall Elephant & Castle Masterplan/Development Framework commitments to provide "up to 1,100 new homes to replace existing Council housing units lost as a result of the redevelopment proposals" and also "not fewer than 4,200 mixed tenure additional new homes"

BACKGROUND DOCUMENTS

Background Papers	Held at	Contact
Agenda – Major Projects Board	Town Hall, Peckham Road, London SE5 8UB	Andrew Weir Constitutional Team 020 7525 4326

Audit Trail

Lead Officer	Shelley Burke, Head of Overview & Scrutiny	
Report Author		
Version	Final	
Dated		
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Legal & Democratic Services	No	-
Executive Member	No	-

Item No. 6.	Classification: Open	Date: June 18 2009	MEETING NAME Major Projects Board
Report title:		Heygate Replacement Housing Sites: Final Review	
Wards affected:		East Walworth, Newington, Grange, South Bermondsey & Cathedrals	
From:		Strategic Director of Major Projects	

RECOMMENDATIONS

1. The Board authorises :
 - 1.1 An amended extent of the Stead Street site
 - 1.2 The removal of the Leroy Street site from the scheme
 - 1.3 The exclusion of 98-104 Rodney Road from the scheme
2. The Board withdraws the resolution to make a compulsory purchase for the acquisition of 98-104 Rodney Road.
3. The Board confirms the revised extent of the Replacement Housing Package

BACKGROUND INFORMATION

4. On 27 July 2005 the Executive approved the transfer of fifteen sites to housing partners to provide replacement social housing to rent to compensate for the loss of social housing that will result from the demolition of the Heygate Estate. The full list of sites is set out in the first column of Appendix One to this report.
5. Following the Inquiry into the draft Unitary Plan the identified site at Dickens Square was removed as the Planning Inspector deemed that site was not appropriate for housing development.
6. In March 2007 Executive resolved to authorise that the Head of Property and the Elephant & Castle Project Director to vary the terms approved in the July 2005 Executive minute.
7. Following detailed planning and modelling of costs and values the partners were able to demonstrate that delivering 70% of the proposed development for social housing just was not feasible. A revised overall provision of 45% social housing was agreed as a result.
8. Earlier this year, the partners for the Council Offices site at Harper Road and the Pocock Street and Welsford Street sites advised that as a result of the deterioration in the economic climate they could no longer deliver these sites. However, with financial assistance from the Homes and Community Agency they are able to deliver 80% social housing on the Symington House and Royal Road sites. Following consultation with the Major Projects Board a delegated decision was taken to remove these sites from the package and for them to be made available for disposal or service use.
9. It is now proposed to reduce the size of the Stead Street site and to exclude the Rodney Road and Leroy Street sites.

KEY ISSUES FOR CONSIDERATION

10. This has been a long term project and has rightly evolved in accordance with a moving external environment i.e. the Unitary Development Plan and the economy.
11. Underpinning the process of bringing the sites forward has been engagement with stakeholders. For the engagement to be meaningful it has had to cause evolution of the project and this has been the case. Recent discussions have identified the need for the project to adapt further as set out below. Notwithstanding the evolution of the sites there is a need for certainty now for the following reasons:
 - 11.1 To give RSL partners the confidence to invest a considerable amount of money in the remaining sites that don't have planning consents.
 - 11.2 The Housing and Communities Agency [HCA] has advised that in order to be in a position to ensure funding is secured for the remaining sites planning applications need to have been submitted by September/October 2009 and for there to be consented schemes by no later than December. Further uncertainty as to site boundaries etc undermines the achievement of this target and delivering the affordable units. Failure to achieve these deadlines puts at risk around £20million of HCA investment.
12. *Stead Street*
 - 12.1 Nearby residents have expressed concern at the loss of open space at Nursery Row Park. They would like to see no part of the park lost. Removing areas of the park from the development significantly reduces the potential number of new social homes and adversely affects the Council's policy to replace social housing being lost as a result of the Heygate regeneration. However, having reviewed the site and the ability to secure more social housing as a result of the non viability of building homes for sale it is now possible to exclude almost the entire park.
 - 12.2 A consideration is the compromise this change makes to the integrity of the design of the scheme. The community orchard will not be retained. This results in a significant difference in level between the orchard and the new development on the carpark. This means the ground floor of the proposed scheme will need significant design revision. This adds risk to the scheme as the design revision will need to be undertaken very quickly in order to meet funding deadlines. This could result in a poorly designed block and the scheme failing to get planning approval.
 - 12.3 The north-east corner of the park away from the orchard is recommended to be built on to create a community facility replacing the existing English Martyrs Church Hall and allowing homes to be built on that site. This will make the scheme more viable, achieve more of the homes needed and create the potential for an enhanced community facility in this area. This development will be mitigated by sympathetic landscaping. It is not possible to incorporate the Church Hall into the residential development as it will be difficult to reach agreement with the Church authorities who have concerns over their alcohol and entertainment licenses – a stand alone facility will overcome this. If the existing Church Hall is left in situ it is Officers view that the likely development will lack coherence and not meet the general objectives of improving the quality of the built environment in this part of the Elephant and Castle.
 - 12.4 The extent of the revised site to be transferred to the RSL partner is shown edged red on the Plan at Appendix Two. The area hatched green on the same plan is to be reserved for community use and the land shown hatched blue is to be retained for the Park.

13. *Leroy Street*
- 13.1 This is a small garage site in a built up area and initial consultations have given rise to a number of concerns for nearby residents. Since an overall review of lock up garage sites is taking place it is appropriate that this one is considered as part of that review rather than as a replacement Heygate housing site.
14. *98-104 Rodney Road*
- 14.1 This comprises mainly a parade of privately owned single storey lock up shops on an important gateway site to the Elephant & Castle regeneration area. It is shown shaded yellow on the plan at Appendix Two. On both aesthetic and site utilisation grounds regeneration is necessary. Under the Development Agreement for the site Wandle Housing Association [our partner] can call on the Council to exercise compulsory purchase powers to acquire the shops. In this event Wandle will meet in full the Council's costs of making the acquisitions. In preparation for this, the Major Projects Board resolved in January 2008 to make a compulsory purchase order to acquire the necessary properties.
- 14.2 As a result of the decline in the property market Wandle has advised it is not their intention to exercise the option to acquire this site. The reasoning for this is the cost of purchasing the property will exceed the value of the vacant site for development. This is accepted by Council officers.
- 14.3 Wandle's position is disappointing but understandable. The need for the regeneration of this site remains though and will continue to be promoted. However, in the light of the current property market it is accepted that this aspiration is likely to take longer to achieve than was hoped.
- 14.4 Since the regeneration justifying the compulsory purchase resolution will not be proceeding at the present time it is appropriate that resolution be withdrawn.
- 14.5 The owners of the shops have been lobbying for the resolution to be withdrawn and if the recommendation in paragraph 2 is adopted their target will be achieved. However, the need for regeneration of the site remains. The shop owners will therefore be advised it is still the Council's aspiration to have the site regenerated and they will be encouraged to bring it forward themselves but if this does not happen the Council will reserve the right in the future to make a compulsory purchase order.

Financial considerations

15. The changes described in this Report will result in an amended administrative approach to the Project but will not in themselves result in additional capital or revenue expenditure. Depending on the result of the lock up garage review the Leroy Street site might become available for sale in the future and generate a capital receipt.

Policy Implications

16. The reduction in the number of new homes that the sites would have offered will not impact on policy as it develops through the emerging core strategy. The anticipated number of units and the mix can be met elsewhere in the area.

Community Impact Statement

17. In each of the cases removing areas for redevelopment has been in part a response to local concerns about development. Any impact on the community will therefore be mitigated by the action being recommended.

Equality and Diversity Implications

18. As part of the regeneration of the each site proceeding, an Equality and Diversity Impact analysis will be carried out and where potential adverse implications are identified action will be taken to overcome/mitigate them.

Consultation

19. Extensive consultation has taken place in respect of each site.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Finance Director

20. The changes in approach for the identified sites are not expected to give rise to any additional costs. Any costs arising will be met from existing budgets. The sites of Harper Road, Pocock Street and Welsford Road were entered on the Council's disposal register in the delegated decision of 30th January 2009. Therefore, the sites that do not have a development partner at present will be available for sale or reuse by the council. As a result of the sale of the sites, any retained capital receipts will be added to the central capital pool.

Director of Communities, Law and Governance

21. The legal issues have been fully discussed in the report of the 27 July 2005, the considerations there will still apply.
22. Insofar as any disposal of a site consists of or forms part of an open space Section 123(2A) of the Local Government Act 1972 will apply. The Council may not dispose under Section 123(1) of the Local Government Act 1972 any land consisting or forming part of an open space unless before disposing of the land they cause notice of their intention to do so, specifying the land in question, to be advertised in two consecutive weeks in a newspaper circulating in the area in which the land is situated, and consider any objections to the proposed disposal which may be made to them.

Head of Property

23. No further comments.

BACKGROUND PAPERS

Background Papers	Held At	Contact
Project file	63-67 Newington Causeway London, SE1 6BD	Patrick McGreal ☎ 0207 525 5626

APPENDICES

No.	Title
Appendix One	Table showing current status of Replacement Heygate Housing sites
Appendix Two	Plan showing revised Stead Street site

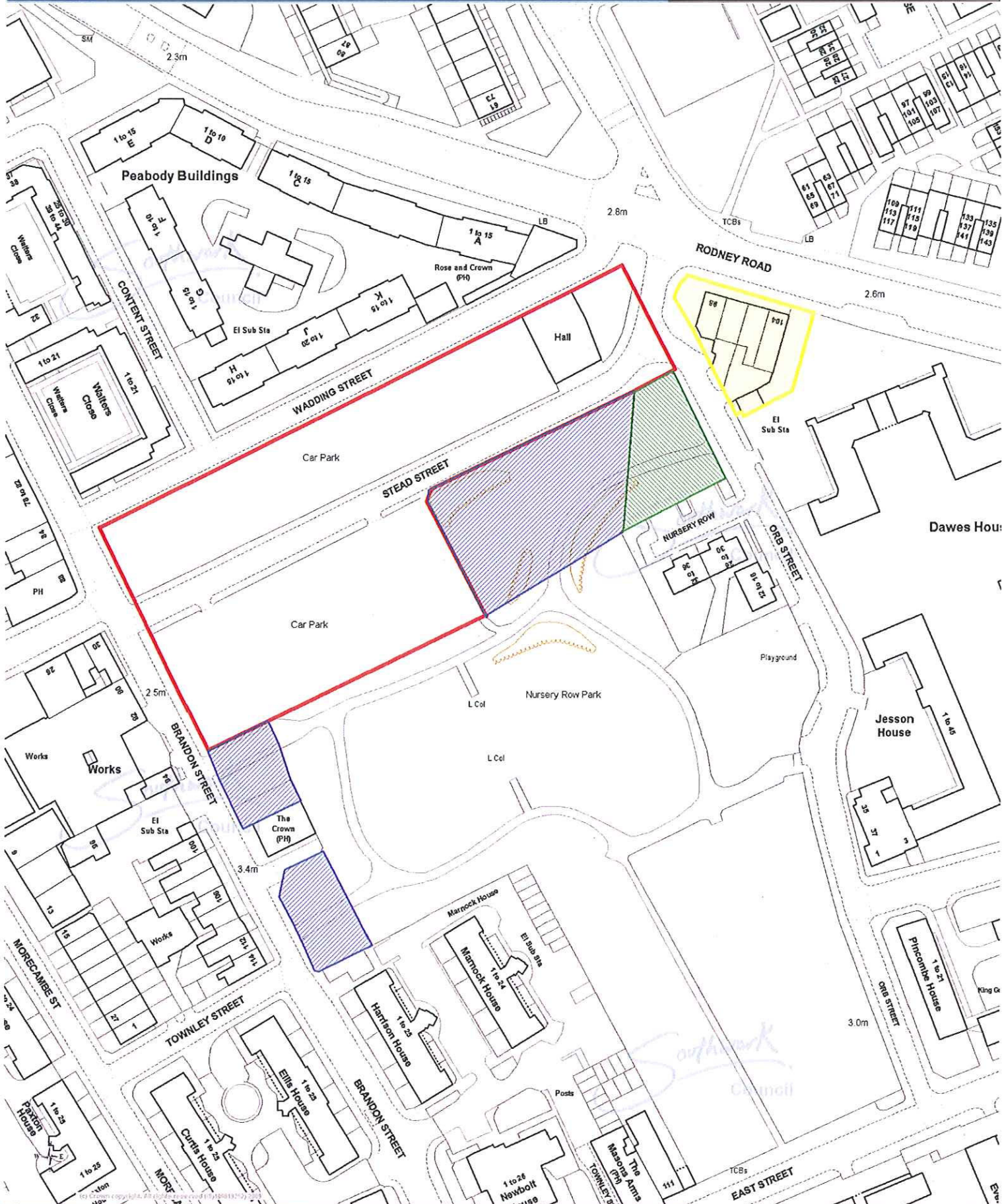
AUDIT TRAIL

Lead Officer	Jon Abbott	
Report Author	Patrick McGreal	
Version	Final	
Dated	10 June 2009	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Finance Director	Yes	Yes
Director Regeneration [Neighbourhoods]	Yes	No
Head of Property	Yes	Yes
Director of Communities Law and Governance	Yes	Yes
Executive Member for Regeneration	Yes	No
Date final report sent to Constitutional Support Services		June 9 2009

APPENDIX ONE

SUMMARY OF HEYGATE REPLACEMENT HOUSING SITES

Site Name	Initial 2005 social housing capacity [70%]	Revised [2007] social housing capacity [45%]	Present Status	Planning Position	Units of social housing expected [2009]	Comments
Dickens Square	66		Excluded by Inspector as part of UDP process			
LBS Office Harper Rd	42	27	Removed from package			Now available for disposal or service uses
Symington House	73	47	Development agreement proceeding	Application being prepared	80	
Pocock Street	34	22	Removed from package			Now available for disposal or service uses
Welsford Street	34	22	Removed from package			Now available for disposal or service uses
Royal Road	53	34	Development agreement proceeding	Application being prepared	61	
Prospect House	10	6	Construction to start this summer	Consent granted	15	
Brandon Street	13	8	Construction to start this summer	Consent granted	18	
Stead Street	153	98	Recommended revised site extent	Application being prepared	141	Based on revised recommendation
98-104 Rodney Rd	21	13	Recommended for removal from package			CPO resolution to be withdrawn
Library Street	32	21	Construction to start later this year	Consent granted	21	
Leroy Street	14	9	Recommended for removal from package			
Townsend Street	32	21	Construction to start this summer	Consent granted	37	
New Kent Road	29	19	Construction to start this summer	Consent granted	18	
Newington South	78	50	Construction to start later this year	Consent granted	103	completion of s106 agreement pending
Totals	684	397			498	



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<u>OSC MEMBERS/RESERVES</u>			
Councillor Fiona Colley (Chair)	1	Albion, Newington & Dulwich Libraries	3
Councillor Jane Salmon (Vice-Chair)	1	Local Studies Library	1
Councillor Toby Eckersley	1	Press	2
Councillor John Friary	1	Stephanie Fleck, Legal Services	1
Councillor Barrie Hargrove	1	Doreen Forrester-Brown, Legal Services	1
Councillor Adedokun Lasaki	1	Scrutiny Team SPARES	15
Councillor Richard Thomas	1	Ian Millichap, Constitutional Team Manager	1
Councillor Veronica Ward	1	Annie Shepperd, Chief Executive	1
Councillor Lorraine Zuleta	1	Shelley Burke, Head of Overview & Scrutiny	1
		John Bibby, Labour Political Assistant	1
		Eleanor Kelly, Deputy Chief Executive	1
Councillor James Barber [Reserve]	1		
Councillor Denise Capstick [Reserve]	1		
Councillor Dora Dixon-Fyle [Reserve]	1	<u>EXTERNAL</u>	
Councillor David Hubber [Reserve]	1	Charles Cherrill, Southwark Pensioners Forum	1
Councillor Richard Livingstone [Reserve]	1	Mr C George, Southwark Advocacy Alliance	1
Councillor Chris Page [Reserve]	1	Southwark Pensioners Action Group	1
Councillor Martin Seaton [Reserve]	1	Chris Sanford,	
Councillor Bob Skelly [Reserve]	1	Community Action for Southwark (8 th floor Hannibal Hse)	1
Councillor Nicholas Vineall [Reserve]	1	Michael Parker,	
		King's College Hospital NHS Foundation Trust	1
<u>EDUCATION REPRESENTATIVES ON OSC</u>			
Revd Nicholas Elder	1	<u>TRADE UNIONS</u>	
Colin Elliott	1	Roy Fielding, GMB/APEX Office, Manor Place Depot	
Jane Hole	1	30-34 Penrose Street, SE17 3DX	1
		Mick Young, TGWU/ACTS, 177-179 Walworth Rd	
<u>EXECUTIVE MEMBERS</u>		London SE17 1RW	1
Councillor Nick Stanton	1		
Councillor Kim Humphreys	1	Euan Cameron, Unison, 177-179 Walworth Rd,	
		London SE17 1RW	1
<u>OTHER MEMBERS</u> [on request]			
Councillor Peter John	1		
		TOTAL HARD COPY DISTRIBUTION	60

HARD COPIES OF THIS AGENDA ARE AVAILABLE ON REQUEST FROM THE SCRUTINY TEAM Tel: 0207 525 4350