

Regeneration and Leisure Scrutiny Sub-Committee

Tuesday 30 November 2010
7.00 pm
Town Hall, Peckham Road, London SE5 8UB

Membership

Councillor Mark Glover (Chair)
Councillor Paul Noblet (Vice-Chair)
Councillor Columba Blango
Councillor Catherine Bowman
Councillor Dan Garfield
Councillor Helen Morrissey
Councillor Martin Seaton

Reserves

Councillor Stephen Govier
Councillor Helen Hayes
Councillor Jeff Hook
Councillor Andy Simmons
Councillor Geoffrey Thornton

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Contact Julie Timbrell 020 7525 0514 or email: julie.timbrell@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Annie Shepperd

Chief Executive

Date: 22 November 2010



Regeneration and Leisure Scrutiny Sub-Committee

Tuesday 30 November 2010
7.00 pm
Town Hall, Peckham Road, London SE5 8UB

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	In special circumstances, an item of business may be added to an agenda within five clear working days of the meeting.	
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START OF THE MEETING.

PART B - CLOSED BUSINESS

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

Date: 22 November 2010



REGENERATION AND LEISURE SCRUTINY SUB-COMMITTEE

MINUTES of the Regeneration and Leisure Scrutiny Sub-Committee held on Wednesday 13 October 2010 at 7.00 pm at Town Hall, Peckham Road, London SE5 8UB

PRESENT: Councillor Mark Glover (Chair)
Councillor Columba Blango
Councillor Dan Garfield
Councillor Helen Morrissey
Councillor Martin Seaton

**OTHER MEMBERS
PRESENT:**

OFFICER Julie Timbrell; Project Manager, Scrutiny
SUPPORT: Paul Cowell; Events, Film and 2012 Manager
Adrian Whittle; Head of Culture, Libraries, Learning and Leisure
Tim Thompson, Project Director, Regeneration & Neighbourhoods

1. APOLOGIES

1.1 Apologies for absence were received from Councillors Catherine Bowman and Paul Noblet. Cllr Paul Noblet sent a message explaining that because of his previous cabinet position, held during the last administration, he would have conflicts of interest for both of the agenda items being covered tonight; Canada Water and Olympics.

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

2.1 There were no urgent items.

3. DISCLOSURE OF INTERESTS AND DISPENSATIONS

- 3.1 Councillor Columba Blango indicated that he had a personal but non prejudicial interest in the Olympics. Councillor Mark Glover indicated that he had a personal but non prejudicial interest in Canada Water, as the Ward member.

4. MINUTES

- 4.1 The minutes of 29 June 2010 were agreed as an accurate record apart from a correction needed to the spelling of Cllr Richard Livingstone's name.

5. QUESTION AND ANSWER SESSION WITH CLLR VERONICA WARD ; CABINET MEMBER FOR CULTURE, LEISURE, SPORT AND THE OLYMPICS

- 5.1 The Chair reported that Cllr Ward would not be attending tonight's meeting to take cabinet questions on her portfolio because there had been a breakdown in communication which meant that Cllr Ward had not been briefed and therefore would not have been able to do justice to the questions. Officers indicated that Gill Davies, strategic director for environment and housing, had sent an email apologising on behalf of officers. The Chair requested this be circulated to committee members.
- 5.2 Cllr Ward will attend the next meeting to take the questions already submitted and there will be another opportunity for committee members to ask additional questions.

6. OLYMPICS

- 6.1 Paul Cowell; Events, Film and 2012 Manager and Adrian Whittle; Head of Culture, Libraries, Learning and Leisure presented the report circulated on the Olympics. Officers reported that the original pledges are currently being reviewed by the Cabinet to form a new Olympic vision for Southwark and this is expected to be the subject of a member decision. Officers stated that they would appreciate feedback to review and inform the new vision.
- 6.2 The Events, Film and 2012 Manager covered the facts and figures detailed in the report and also explained the local and London 2012 governance structures.
- 6.3 The Head of Culture, Libraries, Learning and Leisure explained that two years ago Southwark Council launched 18 Olympic and Paralympic pledges to coincide with the handover from Beijing to London. Since the pledges were agreed, there have been significant changes within the Council and

nationally. Some of the funding that had been anticipated will no longer be available. In addition to this some of the pledges have been fulfilled, such as the major commitment to investing in our leisure facilities. This has resulted in the need for the pledges to be overhauled and work is being undertaken in this area.

- 6.4 The Chair invited questions from committee members. A member commented that the pledges are very aspirational and the world has changed. It will be some time before we know what funds will be available. However members suggested that health outcomes should be prioritised alongside volunteering. Members commented that the new pledges will need to be both aspirational and achievable.
- 6.5 Another member commented that the focus should be on enterprise opportunities, schools programmes and events in Southwark.
- 6.6 A member drew officers' attention to the problems of gangs and prostitution being associated with the delivery of the Olympics in host cities. She commented that it is critical that the police and the council work together to prevent the exploitation of women and gang activity.
- 6.7 Members asked if any Southwark venues will be used. Officers confirmed the Olympic marathon will go through the borough.
- 6.8 Cllr Blango commented that Southwark Community Games was inspired by the Olympics and he hoped there would be opportunities for linkages.
- 6.9 Members commented that the pledges are very broad and they would like to see more details and realistic outcomes within the timeframe. In particular members asked for information on what had been delivered already, what would be taken out and what would be fulfilled. There was a request for action plans and details on how the community and partners will be involved in its delivery.
- 6.10 Officers responded that they are working on updated and detailed action plans and these will be based on the refreshed pledges. The Southwark NHS was involved in delivering parts of the programme, particularly those elements detailed in the related strategies: Southwark Physical Activity Strategy and Southwark Health Strategy. Southwark Volunteer Centre is involved as an active partner in delivering the volunteering strand.
- 6.11 Southwark Community Games is also a key initiative, however half the funding comes from the Working Neighbourhood Fund.
- 6.12 Officers also reported that Surry Docks leisure centre refurbishment is completed, Camberwell Leisure Centre will open in January 2011, Dulwich Leisure Centre phase one has been completed and phase two will be

completed by March 2011.

- 6.13 Officers said that they will continue to support Southwark sports clubs to increase their capacity. This will not be via grants, instead the emphasis will be on advice to improve their organisational management capacity and build on coaching.
- 6.14 Officers reported that the extensive "Building Schools for the Future" programme has been implemented. 42 % of schools are signed up to the 'Get Set' programme.
- 6.15 The "Personal Best" programme is being delivered in partnership with Volunteer Centre Southwark and also involved Pecan employment. This builds on participants key skills.

RESOLVED

The Chair summed up and requested that officers come back with an updated action plan with clear outcomes, based on resources that will now be available following the anticipated cuts to local government grants. The committee would like indicate what the Olympic legacy will be with key benefits indicated in concrete terms. In particular members would like to see the plans detail:

- i) How young people , for example school parties can attend the Olympics, particularly those who cannot afford tickets;
- ii) Aspirations in terms of health;
- iii) How will be the economic benefits be maximised , for example the East London line and tourism;
- iv) What are the volunteer plans , particularly in relation to skills;
- v) Links to Southwark Community Games.

It was agreed this item would come back to the committee in February.

7. CANADA WATER

- 7.1 The Chair reported that he and the scrutiny officer had visited the Canada Water library and had received both an overview of the regeneration scheme and a tour of the library skeleton structure.
- 7.2 The Chair asked the project director, Tim Thompson, if the library was still on track to be delivered on time and to budget. The officer confirmed that it was. The library is due to be 'toped out' shortly and is become more de-risked. The 'Value Engineering' is half way towards being fully realised to reach the final target of £1M.

- 7.3 Members enquired if the library would offer a suitable place to hold Council Assembly meetings once completed, following the Democracy Commission recommendations. Officer confirmed that the auditorium can hold up to 150 people and will be a good meeting space for both assembly and community council meetings.
- 7.4 Members enquired further about project risks and the project director explained that while there were no categorical guarantees the building has completed the substructure and there will shortly be an envelope in place which will substantially reduce the risks with winter shortly upon us. The risks are now different, but likely to be less serious, for example the officer reported that we are now have a number of trades people working simultaneously and it is possible for an error to impact on several people. The officer stated that they are managing this proactively.
- 7.5 The project director explained that they are using a traditional contractual arrangement which meant that they had more control over the quality but that this was slightly more financially risky. The alternative is a commercial design and build which reduces the financial risk but could impact on the quality of the building. These different contractual options are subject to ongoing consideration. The Chair encouraged officer to keep considering this and asked that the committee be kept informed of any changes.
- 7.6 Members enquired if the issue with the errors made in estimating the costs had been pursued with the quantity surveyors? The project director indicated that no decision had been made on this but they had not reached the statute of limitations yet.
- 7.7 The Chair indicated that he was particularly concerned with risks to services, as the Council could be looking at 33% cuts to local government grants.
- 7.8 The Head of Culture, Libraries, Learning and Leisure said that funds for new books had already been allocated and he was purchasing stock for the new library. The aim was to contain revenue costs by making extensive use of self service and some of the programme will be run by external organisations.
- 7.9 The Chair summed up by noting the progress since the last meeting and commended officers. The importance of the library being delivered on time and too budget was emphasised. The Chair noted the potential for community councils and council assembly meetings to be held in the building and requested officers ensure that this can be realised, particularly given the recent Democracy Commission draft report recommendations. He also noted the concern that the cuts will impact on the running costs of library.

RESOLVED

The committee resolved to write to the cabinet lead to ask if partnerships with Learn Direct & Sure Start have been explored to reduce costs and to request the outline plan to cover the library's operational costs, given the impending cuts.

8. WORK PROGRAMME

8.1 The following works programmed items are due to be covered at the next meeting on 30 November 2010:

- i) Question and answer session with Cllr Ward, Cabinet member for culture, leisure, sport and the Olympics
- ii) Update and review of Aylesbury Regeneration Scheme
- iii) Report detailing regeneration funding spent locally over the last 5 years , including funds generated by Section 106 and grants made available under 'Cleaner, Greener , Safer', with mapping to assess where money has been spent by Community Council area , with particular reference to considering how this money has impacted on employment and enterprise.

CHAIR:

DATED:

[EXEC ONLY]

DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 18 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS MIDNIGHT, [DATE].

THE ABOVE DECISIONS WILL NOT BE IMPLEMENTABLE UNTIL AFTER THAT DATE. SHOULD A DECISION OF THE EXECUTIVE BE CALLED-IN FOR SCRUTINY, THEN THE RELEVANT DECISION WILL BE HELD IN ABEYANCE PENDING THE OUTCOME OF SCRUTINY CONSIDERATION.

Regeneration and Leisure scrutiny committee

Cabinet questions and answers with Cllr Veronica Ward: Cabinet member for Culture, Leisure, Sport and the Olympics

1. What is the likely impact of the Coalition Government's cuts going to be on your department.(Mark Glover)

2. Will any possible expansion of Newington Reference Library be affected by the possible sale of Walworth Town Hall? (Columba Blango)

2. Can she update us on the Southwark Park Athletics Track proposal and it's future? (Paul Noblet)

3. Is the refurbishment of Seven Islands Leisure Centre a priority for the administration, and if so what is the timetable for plans to be drawn up and works to begin? (Paul Noblet)

4. Can she update us on plans for the library building on Albion Street once it has been vacated in 2011? (Paul Noblet)

5. What is your opinion of the Elephant and Castle Leisure Centre consultation evening held on the 14th September? (Cathy Bowman)

6. When is she planning to re-open the Watersports Centre Dockside Path following the recent refurbishment of the centre? (Paul Noblet)

7. Can she update us on the progress of the Canada Water Library? (Paul Noblet)

8. How will she use sports and activity in schools to help tackle childhood obesity? (Columba Blango)

9. Will she guarantee the future of the community games? (Columba Blango)

10. Given the likely reduction in the council's budget forced by the state of the national finances, where do you intend to make cuts in your department, if directed to by the Leader of the Council? (Columba Blango)

11. Can she outline her views of the benefits to the community of the Event in Southwark Park and the Bermondsey Carnival? (Columba Blango)

12. How will she guarantee a swimming pool at the Elephant and Castle? (Cathy Bowman)

13. What Olympic related events is she planning for the coming year to get young people interested in sport? (Cathy Bowman)

14. What are her plans for the former Livesey Museum? (Cathy Bowman)

15. What value does she place on the borough's historical and cultural institutions and what is her view of the importance of the borough having a vibrant cultural sector? (Cathy Bowman)

16. Does she agree that having high quality play facilities, such as Tabard Astro Turf, is of vital importance to local children? (Cathy Bowman)

17. Approx 3 years ago there was a report compiled looking specifically at Youth Clubs and Facilities. What has happened to this report? Were there any recommendations? What was the cost of this report? Did the Council receive value for money? (Helen Morrissey)

18. What is the process for the proposed Elephant and Castle Leisure Centre? (Helen Morrissey)

19. How will the Olympics benefit the youth in Southwark? (Helen Morrissey)

Item No.	Classification : Open	Date: November 30, 2010	Meeting Name: Scrutiny Panel
Report title:		Aylesbury Regeneration Programme Update	
Ward(s) or groups affected:		Faraday	

Background

1. The Aylesbury Area Action Plan (AAP) was approved in January 2010 and will see 2,700 homes on the Aylesbury Estate replaced with around 4,200 new homes. Half of the new homes will be for social rent and intermediate tenures. The AAP disaggregates the regeneration of the Aylesbury Estate into four phases. There, is a fifth phase, however, Phase 1a which has already started. A summary of phases and their respective timescales are set out below:
 - Phase 1a (2009/13)
 - Phase 1 (2009/16)
 - Phase 2 (2013/18)
 - Phase 3 (2017/20)
 - Phase 4 (2020/27).

2. Phase 1a is being developed by L&Q is and will deliver a new Adult Day Centre and 261 new homes comprising:
 - fifty-two in 2011 (37 homes for social rent and 15 for intermediate uses)
 - one hundred and forty-nine in 2012 (51 homes for social rent and 15 for intermediate uses, 83 for sale)
 - sixty in 2013 (13 homes for social rent, 3 for intermediate uses and 44 homes for sale)

3. The Aylesbury PFI Housing Project was amended in July 2010 to include several sites taken from Phases 1 & 3 in order to:
 - allow the council to stay within the HCA's £181m affordability budget
 - reduce the council's cost of acquiring relevant leaseholder interests
 - improve the development potential of the estate by developing it toward the south-east

4. The outline business case (OBC) for the Aylesbury PFI Housing Project is due to be considered by the council's Cabinet on December 14, 2010. The recommendations within this report include requests for the Cabinet approval to:
 - submit the OBC to the HCA for approval
 - start the PFI procurement, subject to the HCA approving the OBC
 - agree starting CPO and NOSP process for delivering 'vacant possession'.

Current Position

5. Work is progressing on Phase 1a, which comprises a Resource Centre and four development sites (Sites A, B, C & D). The current position with regard to each of these activities is summarised below:
 - **New Resource Centre** is due to be handed over to the council for use in early 2011. However, minor improvement works may be required due the council altering its service requirements (The existing Day Centre is due to be cleared by April 2011)
 - **Site A** – comprises 37 social rent, 15 for intermediate homes available in early 2011 with **£880k in council income**
 - **Site B** - comprises 36 social rent, 12 shared ownership, 83 sale, new homes in 2012 with **£920k in council income**
 - **Site C** - comprises 15 social rent, 3 shared ownership new homes available in 2012 with **£372k in council income**
 - **Site D** - comprises 13 social rent, 3 shared ownership, 44 sale new homes available in 2013 **£1,154k in council income**

6. **Phase 1** currently comprises the redevelopment North Wolverton (site 7) & Amersham (site 10) sites. Unlike the sites comprising Phase 1a, these sites are not expected to deliver any council income. The current development proposals for these sites are as follows:
 - The project will be executed as a land transaction (disposal)
 - The sites will be marketed in early 2011
 - Site 7 should delivery 165 homes
 - Site 10 should deliver 112 homes, community space and the possibility of a medical facility.

7. The **Aylesbury PFI Housing Project**, comprising Bradenham, Arklow House, Chartridge, Chiltern, Taplow, Northchurch & 184-218 East Street, should deliver a minimum of:
 - 360 social homes for rent
 - 131 intermediate homes
 - 452 homes for sale

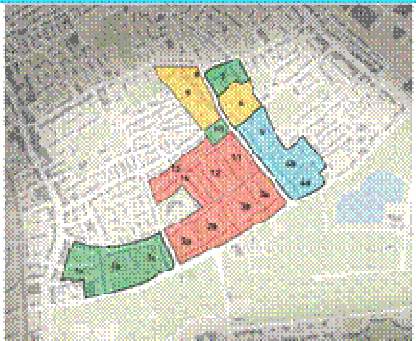
8. The council may be able to deliver even more housing on these sites (approximately 80) if it can work with the Probation Service Agency to relocate Ellison House (currently adjacent to Bradenham). If the HCA approves the council's OBC then the procurement process will start in Spring 2011.

9. **Phase 2 & 3** comprises Wendover, Wolverton, Raventone, Foxcote, Padbury, Winslow, 140 Albany Road & Brockley House). The business case for the regeneration f these sites will be further developed during 2010/11

Rehousing Plans

10. Overleaf is a progress summary on rehousing resident on the Aylesbury Estate.

Summary Position (Real time assessment - excludes households with moving dates)

SITE MAP	SEPTEMBER 2005 (Constant Baseline Data)	20 SEPTEMBER 2010 UPDATE (Previous Report)	01 OCTOBER 2010 UPDATE (Current Position)			
	Total Units:	639	Total Units:	639	Total Units:	639
	Secure Tenants:	475	Secure Tenants:	388	Secure Tenants:	368
	Band 1 Active:	0	Band 1 Active:	175	Band 1 Active:	160
	Temp Accom:	0	Temp Accom:	98	Temp Accom:	99
	Leaseholders:	85	Leaseholders:	70	Leaseholders:	69
	L/H Assistance:	0	L/H Assistance:	15	L/H Assistance:	15
	L/H Bidding:	0	L/H Bidding:	2	L/H Bidding:	2
Welded Properties:	0	Welded Properties:	83	Welded Properties:	94	

Site	Block Name	Block Numbers	Total Units	Deadline for Vacant Possession (VP)	Secure Tenants	Active on HomeSearch (Band 1)	Temporary Accommodation (TA)	Leaseholders	Leaseholder Assistance Applications	Leaseholders Bidding or HomeSearch	Welded Properties	Non Residential Properties
1c	Mizzenden	300-313	14		0	6	3	1	1	0	2	None
	Sub Total		14	OCTOBER 2012								
7	Wolverton	1-27	27		5	16 in total	6	12	0	2	4	None
7	Wolverton	28-59	32		13	-	7	5	2	0	7	None
	Sub Total		59	OCTOBER 2012								
1c	Braceham	42-256	215		95	75	42	12	0	0	60	Half Pints, BACC&M
1c	Chartridge	1-68	68		44	60 in total	8	9	1	0	7	None
1c	Chartridge	69-76	8		8	-	0	0	0	0	0	None
1c	Chartridge	77-105	29		14	-	7	6	2	0	0	None
	Sub Total		320	MARCH 2014								Filkins House
1c	Arklow	1-28	30		15	0	5	6	1	0	4	None
1c	Chartridge	106-119	14		12	-	0	2	0	0	0	None
1c	Chartridge	120-149	30		19	-	3	8	0	0	0	None
1c	Chilton	1 172	172		186	3	18	8	0	0	10	Small offices
	Sub Total		246	MARCH 2014								
	TOTAL		639		368	160	99	69	15	2	94	

Issues

12. The regeneration of the Aylesbury Estate is complex and as a result means that there are a myriad of issues to be managed. Some of the more significant issues to be managed include:
- The future of the council's MUSCo (Multi Utility Service Company) project needs to be settled soon in order to allow the council to decide to relocate the Medical Centre in Taplow on to this site.
 - The deliverability of a land transaction solution on the Amersham site (site 10) that is likely to require significant deficit funding
 - Availability of skilled in-house resources to deliver the Aylesbury PFI Housing Project
 - The council ensuring that local stakeholders are engaged in the regeneration programme to ensure that their concerns are addressed in development proposals going forward
 - The deliverability of Phases 2/3 in the short to medium term given the uncertainty over the future of the HCA and Social Housing Grant (SHG).

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Aylesbury Action Plan	Regeneration and Neighbourhoods Dept.	Julie Seymour 0207 525 0508

APPENDICES

No.	Title
Nil	Not Used

Agenda Item 8

Regeneration and leisure scrutiny committee 2010/11

WORKPLAN

30 November 2010	There will be a question and answer session with Cllr Ward, Cabinet member for culture, leisure, sport and the Olympics
30 November 2010	Update and review of Aylesbury Regeneration Scheme
30 November 2010	Report detailing regeneration funding spent locally over the last 5 years , including funds generated by Section 106 and grants made available under 'Cleaner, Greener , Safer', with mapping to assess where money has been spent by Community Council area , with particular reference to considering how this money has impacted on employment and enterprise.
2 February 2011	<p>Olympic strategy and delivery plans will return to the committee with an updated action plan with clear outcomes, based on resources that will now be available following the cuts. The Olympic legacy will be determined with key benefits indicated in concrete terms, particularly:</p> <ul style="list-style-type: none"> i) How young people , for example school parties can attend the Olympics, particularly those who cannot afford tickets ii) Aspirations in terms of health iii) How will be the economic benefits be maximised , for example the East London line and tourism iv) What are the volunteer plans , particularly in relation to skills v) Links to Southwark Community Games
2 February 2011	There will an update and review of 'Town Centre strategies' ; with particular reference to Camberwell, Peckham and Walworth
2 February 2011	Employment and Enterprise strategy and delivery plans will return to the committee and partners will be asked to present on progress. , with particular reference to outcomes (both achieved and anticipated) for Camberwell, Peckham and Walworth

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