



## Cabinet

MINUTES of the OPEN section of the Cabinet held on Tuesday 18 March 2014 at 4.30 pm at the Council Offices, 160 Tooley Street, London SE1 2QH

---

**PRESENT:** Councillor Peter John (Chair)  
Councillor Ian Wingfield  
Councillor Fiona Colley  
Councillor Dora Dixon-Fyle  
Councillor Barrie Hargrove  
Councillor Richard Livingstone  
Councillor Catherine McDonald  
Councillor Victoria Mills  
Councillor Veronica Ward

### 1. APOLOGIES

All members were present.

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

The chair gave notice that the following late item would be considered for reasons and urgency, to be specified in the relevant minute:

Item 16a – The Impact of Regeneration on Leaseholders (Report of Overview and Scrutiny Committee).

Additionally, an addendum report in respect of item 24 – Disposal of 23 Harper Road, London SE1 was circulated.

### 3. NOTICE OF INTENTION TO CONDUCT BUSINESS IN A CLOSED MEETING, AND ANY REPRESENTATIONS RECEIVED

No representations were received in respect of the items listed as closed business for the meeting.

#### **4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

In respect of items 11 and 12 (School Places Strategy and Permanent Enlargement of Albion, Bessemer Grange, Charles Dickens, Crawford, Grange and Keyworth Primary Schools), Councillor Victoria Mills asked that as a parent of school age children in September 2016 her interest be noted. These were not disclosable pecuniary interests.

Additionally, Councillor Fiona Colley as a parent of child of school age in 2016 also asked that her interest in respect of these items be noted. Further, Councillor Colley declared an interest in respect of item 16a (An Additional Rehousing route for Homeowners affected by Regeneration) as she is the Chair of the Creation Trust. Again these interests were not disclosable pecuniary interests.

#### **5. PUBLIC QUESTION TIME (15 MINUTES)**

The following question was submitted by Mr Jerry Hewitt to Councillor Richard Livingstone, cabinet for finance, resources and community safety. Mr Hewitt did not attend the meeting to ask the question. The question was read out in his absence.

Question to Councillor Richard Livingstone from Jerry Hewitt

"Southwark Council owns the freehold of Harmsworth Quays Print Works, and in March 2012 Gerald Eve LPP acting for Daily Mail General Trust (the leaseholder) issued particulars for intending purchasers. Why did Southwark Council fail to buy the leasehold when it had the chance?"

Response by Councillor Richard Livingstone

"The council did enter into negotiations to purchase the leasehold interest, and offered to match the highest bid offered to Associated Newspapers.

However the Associated Newspaper Board declined the council's proposal and negotiated and concluded terms to sell their Leasehold interest to British Land. Associated Newspapers were within their legal rights to sell their interest to whom ever they decided.

The council still hold the freehold interest in the majority of Harmsworth Quays."

#### **6. MINUTES**

##### **RESOLVED:**

That the open minutes of the meeting held on 28 January 2014 be approved as a correct record and signed by the chair.

#### **7. DEPUTATION REQUESTS**

There were no deputation requests.

**8. QUARTER 3 CAPITAL MONITORING REPORT FOR 2013/14 AND CAPITAL PROGRAMME REFRESH FOR 2013/14 - 2023/24**

**RESOLVED:**

1. That the general fund capital programme for the period 2013/14 to 2021/22 as at 31 December 2013, detailed in Appendix A of the report be noted.
2. That the housing investment programme for 2013/14 and future years as at 31 December 2013 detailed in Appendix B of the report be noted.
3. That the virements and variations to the general fund and housing investment capital programme as at 31 December 2013, detailed in Appendix C of the report be approved.
4. That the new capital bids for the general fund for the period 2013/14 to 2023/24 as shown at Appendix D and detailed in paragraphs 120-178 of the report be approved.
5. That the new capital bids for the housing investment programme for the period 2013/14 to 2021/22 as shown at Appendix E and detailed in paragraphs 179-198 of the report be approved.
6. That the refreshed capital programme including the new bids for the general fund (as shown in Appendices F and H of the report) and the housing investment programme (as shown in Appendix G) be approved and that it be noted that further re-profiling of expenditure and resources for 2013/14 and future years will be required in the future based on more up to date information available at that time.
7. That in view of the comments in paragraphs 199-202 of the report on the projected financial position over the 10 year capital programme, the strategic director of finance and corporate services monitor the situation closely and work with strategic directors on the profiling of capital expenditure and explore other funding options, if required, to ensure the capital programme can be sustained over the long term.

**9. REVENUE MONITORING REPORT FOR QUARTER 3, 2013/14, INCLUDING TREASURY MANAGEMENT**

**RESOLVED:**

1. That the following be noted:
  - the general fund outturn forecast for 2013/14 and forecast net movement in reserves by department
  - the housing revenue account's (HRA) forecast outturn for 2013/14 and resulting forecast movement in reserves
  - the treasury management activity for the first nine months of 2013/14.
2. That the forecast performance for the collection of council tax be noted.

3. That the forecast performance for the collection of business rates and the risks associated with the Business Rate Retention Scheme be noted.
4. That the general fund budget movements that exceed £250,000, as shown in Appendix A of the report be approved.

**10. RESPONSE TO THE EDUCATION AND CHILDREN'S SERVICES SCRUTINY SUB-COMMITTEE'S REVIEW OF BULLYING**

**RESOLVED:**

That the proposed responses to the recommendations of the education and children's services scrutiny sub-committee's into the review of bullying be agreed.

**11. SCHOOL PLACES STRATEGY UPDATE**

**RESOLVED:**

1. That the forecast demand for primary and secondary places and the associated need for additional school places be noted.
2. That the approach for meeting primary demand described in paragraphs 5 to 10 of the report be noted.
3. That officers bring an update report to the July 2014 cabinet meeting on the free school proposals in the south of the borough and options for new primary places in the north.
4. That it be noted that the financial implications of an expansion to the primary and secondary estate are significant and that further discussions will be required with funding bodies to ensure that sufficient resources are available to deliver the new secondary places required.

**12. PERMANENT ENLARGEMENT OF ALBION, BESSEMER GRANGE, CHARLES DICKENS, CRAWFORD, GRANGE AND KEYWORTH PRIMARY SCHOOLS**

**RESOLVED:**

1. That the outcome of the final consultation on the proposed enlargements of Albion, Bessemer Grange, Charles Dickens, Crawford, Grange and Keyworth primary schools be noted.
2. That the enlargement of Keyworth primary school from September 2014, Albion, Bessemer Grange, Crawford and Grange primary schools from September 2015 and Charles Dickens primary school from September 2016 be agreed.

### **13. JOINT CARERS STRATEGY AND ACTION PLAN**

#### **RESOLVED:**

1. That the joint carers' strategy and action plan that sets out the pledges of health and social care to support carers in Southwark from 2013 to 2016 be approved.
2. That the planned investment from the council be agreed and the allocation from Southwark Clinical Commissioning Group as detailed in Table 2 (paragraph 47 of the report) be noted.

### **14. BETTER CARE FUND - DRAFT PLAN FOR SOUTHWARK**

#### **RESOLVED:**

1. That the draft vision for the integration of health and care related services "Better Care, Better Quality of Life in Southwark" (Appendix 1 of the report) be noted.
2. That the summary of the draft Better Care Fund plan submitted by the council, the Clinical Commissioning Group (CCG) and the Health and Wellbeing Board (HWB) setting out the approach to pooled budgets in 2015/16 (Appendix 2 of the report) be noted.
3. That the proposed process for agreement of the final Better Care Fund plan to be submitted in April as set out in paragraph 23 of the report be agreed.
4. That the proposed governance arrangements for the Better Care Fund set out in paragraph 24 of the report be noted.

### **15. HOME OWNERSHIP, VOLUNTARY DISPOSALS AND NON-STATUTORY ACQUISITIONS**

#### **RESOLVED:**

1. That the maximum discount allowable under the social homebuy shared ownership scheme be increased on a pro rata basis to the current statutory maximum available under the right to buy scheme for the reasons specified in paragraphs 12 to 16 of the report.
2. That it be noted that the terms of the social homebuy lease precedents are to be updated and modernised on advice from the council's external legal practitioner.
3. That the proposed increase in the cash incentive grant levels as specified in paragraph 25 of the report be noted and that a pilot of a small-scale 'Tenant Move Assistance' scheme detailed in paragraphs 27 to 29 of the report be agreed.
4. That any future capital receipts from sales under the social homebuy scheme are used to fund cash incentive grant expenditure.

**16. SHARED EQUITY - AN ADDITIONAL REHOUSING ASSISTANCE ROUTE FOR HOMEOWNERS AFFECTED BY REGENERATION**

Cabinet considered a report from overview and scrutiny committee "The Impact of Regeneration and Leaseholders" in conjunction with this item.

**RESOLVED:**

1. That the provision of a shared equity refocusing route for qualifying homeowners affected by regeneration be approved.
2. That Directors' discretion be allowed, to vary the recommended refocusing route in exceptional circumstances in accordance with paragraph 29 of the report.
3. That any homeowners affected by regeneration who become council tenants and then subsequently exercise their right to buy (RTB), falling into financial hardship as a direct result in accordance with paragraph 34 of the report be excluded from the council's borough wide hardship repurchase scheme.
4. That with immediate effect, approval be given to the redrafting of precedent leases for sales of any property on shared ownership terms at 50% or lower to prohibit staircasing for a period of two years and that the precedent leases for sales of properties on shared equity terms at 50% are drafted to reflect the same, in accordance with paragraph 48 of the report.

**16a. THE IMPACT OF REGENERATION ON LEASEHOLDERS (REPORT OF OVERVIEW AND SCRUTINY COMMITTEE)**

This item had not been circulated five clear days in advance of the meeting. The chair agreed to accept the item as urgent to enable its consideration alongside the previous item "Shared Equity – An Additional Rehousing Assistance Route for Homeowners affected by Regeneration."

Councillor Catherine Bowman presented the scrutiny report and recommendations.

**RESOLVED:**

That the recommendations of the overview and scrutiny committee be noted and looked at as part of the work going forward.

**17. PHASE 1B AND 1C AYLESBURY REGENERATION**

**RESOLVED:**

1. That the council make a compulsory purchase order ("Order") under section 226 (1) of the Town & Country Planning Act 1990 and section 13 of the Local Government (Miscellaneous Provisions) Act 1976 for the acquisition of the land and new rights within the area hatched on the plan at Appendix 1 of the report for the purpose of delivering the regeneration of the Aylesbury Estate in accordance with the provisions

of the Aylesbury Area Action Plan.

2. That the head of property be authorised to:
  - a) Take all necessary steps to secure the making, confirmation and implementation of the compulsory purchase order including the publication and service of all notices and the presentation of the council's case at public inquiry should one be called
  - b) To acquire all interests in land within the compulsory purchase order area either by agreement or compulsorily
  - c) Approve agreements with land owners setting out the terms for the withdrawal of objections to the order, including where appropriate seeking exclusion of land from the order and
  - d) Amend the boundaries of the site shown hatched on the plan at Appendix 1 of the report should the need arise.

**18. GATEWAY 1: PROCUREMENT STRATEGY APPROVAL - DIRECTLY FUNDED HOUSING DELIVERY (PHASE 2) - PROCUREMENT OF PROFESSIONAL SERVICES AND CONSTRUCTION WORKS FOR VARIOUS SITES**

**RESOLVED:**

**Decisions of the Cabinet**

1. That the procurement strategy contained in the report i.e. to set up a framework arrangement for consultancy services to support the delivery of phase 2b of the directly funded programme at an estimated value of £4.2m for a period of 4 years be approved.
2. That the procurement strategy contained in the report i.e. to set up a framework arrangement for construction works to support the delivery of phase 2a and phase 2b of the directly funded housing programme at an estimated value of £64m for a period of 4 years be approved.
3. That the inclusion of additional consultancy services and construction works as possible options in OJEU notice for these 2 frameworks to cover future phases of the Direct Delivery programme (with a estimated value of £290m) and wider council requirements (with an estimated value of £30m) as detailed in paragraph 26 of the report be approved but noting that any use of the frameworks for these additional services/works will be subject to separate reports.
4. That gateway 2 decisions to set up frameworks and later call offs for consultancy services and construction works relating to phase 2 due to be considered by cabinet be delegated to the chief executive.

**Decision of the Leader of the Council**

5. That if the scope of work changes i.e. the sites within the phases are altered, that these decisions are delegated to the cabinet member for regeneration and corporate strategy or another relevant cabinet member.

**19. GATEWAY 1: PROCUREMENT STRATEGY APPROVAL - CONSOLIDATED REPAIRS AND MAINTENANCE CONTRACT FOR THE COUNCIL'S OPERATIONAL ESTATE**

**RESOLVED:**

1. That the procurement strategy outlined in the report for the consolidated repairs and maintenance service contract for the council's operational estate, namely to undertake a further competition using the crown commercial service (CCS) framework for facilities management as allowed for under CSO 3.4 be approved.
2. That based on the minimum number of buildings expected to be included in the contract it be noted that the estimated annual cost is £3.5M for a period of approximately 38 months making a total estimated contract value of £11M, with the option to extend for two 12 month periods giving a total contract value of £18M, which is expected to increase in line with plans to include other buildings during the life of the contract.
3. That the decision of the gateway two contract award report be delegated to the strategic director of finance and corporate services so as to facilitate awarding the contract before the expiry of the current framework.

**20. WALWORTH TOWN HALL - AGREEING THE WAY FORWARD**

**RESOLVED:**

1. That the outcome of the Walworth Town Hall consultation exercise summarised in paragraphs 11 to 15 (and attached at Appendix 1 to the report) that was undertaken throughout October and November 2013 which endorses the strategic vision approved by cabinet in July 2013 be noted.
2. That the project mandate for the rebuilding of the Walworth Town Hall and in particular providing a high level brief for the following key facilities be agreed:
  - An enhanced library, a museum to house the Cuming and heritage collections, a cafe, a flexible event / community space including the provision for hosting ceremony's for the Registrar's service.
3. That it be noted that the strategy for the selection of a lead scheme architect will include a design competition incorporating further public consultation.
4. That it be noted that the Newington Library building will be incorporated into the scope of the project mandate to examine the benefits that the additional floorspace could potentially provide for the project.
5. That officers report back to cabinet in autumn 2014 with further information on design, budget, programme, results of public consultation and selection of architects.



## 21. DISPOSAL OF 23 HARPER ROAD, LONDON SE1

### RESOLVED:

1. That the disposal of the council's freehold interest in 23 Harper Road, London SE1 ("the Property"), as shown edged black on the report to the party and on the terms outlined in the closed version of the report subject to any further negotiations considered necessary by the head of property be authorised.
2. That the disposal of the property to an alternative bidder should the recommended purchaser not enter into contracts within a reasonable period as long as the transaction continues to represent the best consideration reasonably obtainable be authorised.

## 22. MOTIONS REFERRED FROM COUNCIL ASSEMBLY

### RESOLVED:

#### No Recourse to Public Funds

That the motion referred from council assembly as a recommendation to cabinet, set out below be noted and that the chief executive be requested to undertake some work in respect of recommendation 2.

1. That council assembly notes the increasing budgetary pressures caused by recourse to council funds by persons who, by virtue of their immigration status, have "no recourse to public funds", and in particular the advice in respect of adult services provided to cabinet on 19 November 2013 as follows:

"Clients with no recourse to public funds are 25% higher than the previous year"

2. That council assembly recognises that this is an important issue which does not stop at the borders of the borough. Council assembly therefore calls on cabinet to review Southwark's position and to look into what more government could do to address this on a London-wide basis.

#### Housing for Older Residents

That the motion referred from council assembly as a recommendation to cabinet, set out below be noted. It was agreed that Councillor Ian Wingfield would send a letter in respect of recommendation 10.

That council assembly:

1. Notes that suitable housing for older people in London remains in serious short supply and that demand is only likely to increase as our borough's population ages.
2. Recognises that there is a growing need for housing for older people to offer a range of different tenures and support options, including mainstream, specialist and

residential care housing.

3. Welcomes this administration's commitment to supporting older people to stay independent in their own homes for as long as possible, in line with what people tell us they want.
4. Recognises that there has been a collapse in house building of all types nationally due to Liberal Democrat/Tory government policies and welcomes the steps that Southwark Council is taking to combat the London housing crisis.
5. Notes that 61% of the older population in Southwark are tenants of social landlords and welcomes the commitment by this administration to build 11,000 new council homes in Southwark – representing the biggest home building programme of its kind in the country.
6. Welcomes the cabinet's commitment through the housing strategy vision to building lifetime homes, delivering extra care housing, exploring other specialist housing options for older people, and adapting properties to enable older and disabled residents to live independently as long as possible in their communities.
7. Welcomes this administration's commitment to ensuring new homes are built to 'Lifetime Standards', making it easier to adapt homes to meet future changing needs.
8. Further welcomes the cabinet's allocation of £4.712 million for energy efficient measures in district heating, making the systems more energy efficient, reliable and contributing to a reduction in fuel bills for approximately 17,000 properties in the borough.
9. Welcomes the development of new 'extra care' homes at the site of the new Centre of Excellence, which will include specialist nurses on site, helping to keep people out of hospital or residential care unless necessary and giving residents access to first class services at the new dementia day centre.
10. Calls on the cabinet to continue to support older people who wish to downsize to smaller homes on the same estate. Council assembly welcomes the fact that older people are currently exempt from the government's bedroom tax and congratulates the Chartered Institute of Housing for pointing out the flaw in the government's policy, which would have meant pensioners living with someone of working age would be hit by the tax. Council assembly calls on the cabinet to press the government to continue to ensure older people are not hit by the bedroom tax in an attempt to force them to downsize.
11. Notes that whatever campaign they run, the Liberal Democrats consistently propose building something on the Dulwich Hospital site. The proposed retirement village set out in this motion adds to the growing list the Liberal Democrats have suggested for the site, which includes a medical centre, a primary school, a secondary school, private homes, a nursery, a police base, sports facilities, gardening facilities, indoor community space, council offices and space for voluntary organisations. Council assembly believes that people in East Dulwich deserve better than an uncosted and ill considered shopping list from the Liberal Democrats.

## **Active Communities and Older People**

That the motion referred from council assembly as a recommendation to cabinet, set out below be noted.

1. That council assembly welcomes this administration's commitment to supporting people to live long, healthy lives, and to helping older people stay independent in their own homes and integrated in our communities for as long as possible – in line with what people tell us they want.
2. That council assembly recognises that the 22,000 older people in Southwark form a very diverse group, including people who are: in their sixties through to people over 100; retired or in employment; carers (for example, for elderly parents, a partner or grandchildren); in full health, ill or frail; or disabled - as well as being diverse in terms of gender, ethnicity, sexuality and faith and belief.
3. That council assembly also recognises that almost all of the council's strategies and policies affect older people – including on the economy, environment, transport, regeneration, culture and leisure, community safety, housing, health and social care.

### *Helping older people have healthy, active lives in our community*

4. That council assembly notes the good work that the administration, across all departments, does with older people to help them stay healthy, active and integrated in our communities, including, for example:
  - (1) Providing employment support through Southwark Works and the independent living service.
  - (2) Enabling volunteering opportunities through our volunteering strategy. We applaud the valuable Olympics and Paralympics contribution that Southwark volunteers of all ages made, including older people.
  - (3) Offering reduced price or free access to physical activity for older people - including 60 pence swimming; free exercise classes; free group walks; and the 'Silver' programme in leisure centres.
  - (4) Working with GPs and hospitals to provide community exercise referrals and supporting older people identified through the health check programme to access physical activity as a preventative measure.
5. That ensuring new homes are built to 'Lifetime Standards', making it easier to adapt homes to meet future changing needs.
6. That tackling health inequalities and the addressing the causes of the borough's health challenges – including cardio-vascular disease, stroke, lung diseases, liver diseases cancers, diabetes, and sexually transmitted diseases – to help people live longer, healthier lives.
7. That council assembly recognises the excellent work done by voluntary and

community organisations across the borough to help older people stay active and integrated in our community.

*Caring for vulnerable and frail older people in our community*

8. That council assembly notes that government cuts since 2010 have taken over £1.2 billion out of social care for older people in the UK. Despite these cuts, this administration has prioritised looking after vulnerable and frail people in our community, aiming to treat every person as we would wish a member of our family to be treated.
9. That council assembly welcomes the steps this administration has taken to help older people stay living independently in their own homes and communities for as long as possible and delaying or avoiding the need for hospital or residential care - in line with what people say they want, including:
  - (1) Halving the price people pay for meals on wheels to £1.71, the lowest price in London – after the price was hiked under the previous administration.
  - (2) Agreeing plans to create a ‘Centre of Excellence’ day centre for older people with dementia and other complex needs – due to open in 2015 with enhanced, specialist facilities and guaranteed places for everyone using the council’s existing day centres.
  - (3) Working with partners - including Lambeth Council, hospitals, GPs and others – to integrate health and social care provision through the Southwark and Lambeth integrated care programme; helping people to avoid preventable hospital admissions.
  - (4) Providing personal budgets to people who need social care, giving them choice and control over the support they have, to best fit their needs and aspirations. Southwark Council is in the top quartile of performance nationally for personal budgets.
  - (5) Creating an ‘Innovation Fund’ to provide funding to voluntary sector providers, creating new services which give people real choice over how they allocate their personal budgets.
  - (6) Creating a single care phone line for people to get on-the-spot advice for themselves or their loved ones from social care experts.
  - (7) Helping people stay living healthily and independently in their own homes and communities for longer, through home care; reablement; sheltered housing (where we recently reintroduced wardens); and an expansion of extra care housing – as well as our handyperson service.
  - (8) Signing up to Unison’s Ethical Homecare Charter and ensuring that workers providing care services are paid the London Living Wage and that care visits are not as short as 15 minutes.
  - (9) Creating a new cares’ strategy, to provide carers – many of them who are older

people themselves - with support in their caring responsibilities and also support for themselves to stay healthy and pursue their other aspirations alongside caring

### **Cost of Child Care**

That the motion referred from council assembly as a recommendation to cabinet, set out below be noted.

That council assembly:

1. Recognises the significant cost of good quality childcare for families across the borough.
2. Therefore condemns the Liberal Democrat/Tory cuts to financial support available for working parents for childcare costs. Notes that in 2011 the government cut support within the tax credit system from 80% to 70% of eligible childcare costs, with a cap of fees at £175, meaning low income families faced a reduction in help towards childcare bills. Council assembly also condemns the Liberal Democrat/Tory government for failing to raise the £175 ceiling despite the rise in childcare costs.
3. Further condemns the Tory-Liberal Democrat coalition government's closure of over 500 Sure Start centres since the general election in 2010, resulting in 35,000 fewer childcare places, following government cuts of £430 from English local authority Sure Start budgets between 2010-11 and 2012-13.
4. Welcomes the previous Labour government's decision to extend childcare to 15 hours per week for 3 and 4 year olds and notes that in Southwark, 3,300 3 year olds and 3,670 4 year olds are benefitting from these funded early education places. Notes that the government has now extended this provision to 20% of two year olds in families on the lowest incomes. Council assembly welcomes this additional provision, but notes that this is against a backdrop of punishing families through the tax credit system and making it harder for parents who want to work and need support with childcare.
5. Calls on cabinet to help local parents by funding additional childcare hours on top of those already offered by the government.
6. Welcomes the commitment that a Labour government would increase this provision and provide 25 hours of free childcare a week for working parents with three and four-year-olds, worth £15,000, using a levy on banks.
7. Further welcomes Labour's commitment to offer "wraparound" provision between 8am and 6pm – from breakfast to after-school clubs – in primary schools.

### **London Housing Strategy**

That the motion referred from council assembly as a recommendation to cabinet, set out below be noted. Councillor Fiona Colley confirmed that a response had been agreed by an individual cabinet member decision in line with the motion.

1. That London is facing a housing crisis, as housing supply fails to match the city's growing population. Home ownership in London has fallen below 50 per cent for the first time since records began and the rise in house prices has outstripped the increase in household incomes. In 2013, the average rent for a three bedroom flat typically consumed 59 per cent of a London family's income. Londoners now experience the highest levels of overcrowding in the country and the capital has record levels of homeless households in temporary accommodation.
2. That council assembly notes the Mayor of London's draft Housing Strategy and welcomes the commitment to increase housing building in London. Council assembly notes the ambition to build at least 42,000 new homes in London per annum for the next ten years, approximately twice as many as are currently built per year, but expresses concern that this number may not be sufficient to solve London's current housing crisis, with recent research suggesting that more than 60,000 new homes a year are needed to meet growing demand in the capital.
3. That council assembly welcomes the fact that the Mayor of London has accepted Labour's argument about the importance of genuinely affordable housing and welcomes the move in the Mayor's Housing Strategy to recognise the continued need for new homes at social rent.
4. That, however, council assembly expresses concern about the balance between "discounted rents", which are set well above target rent levels for social housing but below market rents, and "capped rents" which are equivalent to the current social rent.
5. That of the 15,000 new affordable homes that the Mayor will seek to deliver each year:
  - Approximately 4,000 will be flexible low cost home ownership and 9,000 will be affordable rent.
  - Of the 9,000 affordable rent houses, only half of these homes will be "capped" at low affordable rents, with the remaining half set at "discounted" rents of up to 80% of market rent.
6. That this means that social rented housing makes up only 11% of the Mayor's annual housing target.
7. That council assembly expresses concern that the Mayor's decision to allow "affordable" rents to be set at up to 80% of market prices will make renting unaffordable for many residents in the borough. Southwark Council, along with other London boroughs, has initiated a judicial review of this decision, the implication of which would be that councils will have little power to make sure new affordable housing is genuinely affordable for local people.
8. That council assembly welcomes the commitment of Southwark Council to building more homes in the borough, having built 2,300 new homes over the last two years, including 1,230 affordable homes.
9. That it notes that Southwark is the fifth highest London borough in terms of house building over the last two years and also the fifth highest in building affordable

housing.

10. That council assembly congratulates other Labour boroughs for their commitment to house building, making up seven of the top 10 London boroughs in terms of house building over the last two years, and nine out of the top 10 boroughs for building additional affordable housing in London.
11. That council assembly welcomes this administration's commitment to build 11,000 new council homes. Council assembly notes that since 2010 the council has already approved over 10,000 new homes in the borough, including almost 3,000 new affordable homes.
12. That council assembly notes the acknowledgement in the Mayor's draft London Housing Strategy that boroughs, the government, the Mayor and the public and private sectors must work together to achieve the 42,000 target for house building. However, council assembly also expresses concern that many London boroughs, particularly Conservative and Liberal Democrat boroughs, are likely to have significantly lower housing targets than Southwark.
13. That Southwark is playing its part in solving London's housing crisis; council assembly calls on other councils to do the same.

### **Urgent Review of Cycle Safety**

That the motion referred from council assembly as a recommendation to cabinet, set out below be noted. The Leader confirmed that in respect of recommendation 5 that he had recently attended a summit at the Greater London Assembly in support of this continued work.

That council assembly:

1. Notes with sadness the loss of cyclists' lives on London's roads in recent months and years, including the tragic death in November of Walworth resident and community volunteer Richard Muzira.
2. Welcomes the steps Southwark Council has taken to improve cycling safety in the borough, including running a campaign to promote cycling and cycle safety, free cyclist training, Safer Urban Driver courses for drivers of HGVs, a programme of cycle parking on the highway and the 'Park to Park' mass cycle ride for children.
3. Applauds the commitment of the leader of the council in championing the issue of cycling safety, working on a cross-party basis with leaders across London. Council assembly welcomes the Mayor of London's agreement to hold a London-wide cycle summit following the proposal from the leader of the council.
4. Welcomes the cabinet's commitment to utilise the expertise of a cycling consultant to review cycling safety in the borough and to identify steps which can be taken to improve cycling safety and take up in Southwark.
5. Welcomes the work of the leader of the council in pressing for a comprehensive route of cycleways across Southwark and London, providing cyclists with effectively

dedicated routes to minimize any interaction with motorised traffic. Council assembly calls on the cabinet to continue working with TfL to deliver dedicated cycle routes on Blackfriars Road.

### **Safer Crossings on Borough High Street**

That the motion referred from council assembly as a recommendation to cabinet, set out below be noted.

That council assembly:

1. Applauds the work of local campaigners, including Southwark Living Streets and Borough Babies, in organising the 'Safe Crossings on Borough High St Campaign'.
2. Notes that high numbers of people cross Borough High Street every day at its junctions at:
  - Great Dover Street and Marshalsea Road
  - Trinity Street and Great Suffolk Street.
3. Notes that many of the people who use these junctions are families who live to the east of Borough High Street and whose children go to schools on the west side of Borough High Street, including Charles Dickens Primary School, the Cathedral School and St Joseph's Primary School, Friars Primary School, the London Christian School, St Saviour's and St Olave's school, the Bright Horizons Nursery and The Arc Nursery.
4. Calls on cabinet to work with Transport for London to:
  - Review crossing safety on Borough High Street
  - Create pedestrian crossings at the junction with Great Dover Street and Marshalsea Road, and at the junction with Trinity Street and Great Suffolk Street.

### **East Dulwich Police Station**

That the motion referred from council assembly as a recommendation to cabinet, set out below be noted.

1. That council assembly condemns the closure of East Dulwich and Sydenham police stations and the reduction in opening hours at Gipsy Hill police station, leaving Dulwich residents without adequate access to police front counter facilities.
2. That council assembly calls upon the Mayor's Office for Policing and Crime (MOPAC) to ensure that as the East Dulwich police station site is developed for a new use, a police front counter facility is incorporated on the ground floor of the building, with a commitment to staff this facility throughout the week, and that MOPAC works with the council to assess the feasibility of the rest of the site being used for school provision.
3. That council assembly recognises the need for additional community services and



facilities in Dulwich, particularly including school places and calls upon the Lambeth and Southwark Clinical Commissioning Group and NHS Property Co to expedite the decision-making process in relation to the development of new health facilities on the Dulwich Hospital site, so that the remainder of the site can be used to develop new community facilities, including new school provision.

4. That council assembly also calls on any free school providers to work closely and cooperatively with the council on school place planning in the Dulwich area.

### **Billboard Advertisement at Elephant and Castle Roundabout**

That the motion referred from council assembly as a recommendation to cabinet, set out below be noted.

That council assembly:

1. Applauds work of local community activists Vijay Luthra, Claire Maugham and Karl Eastham, who succeeded in getting an offensive billboard advert removed from the Elephant & Castle roundabout following public complaints.
2. Recognises the negative effect of inappropriate adverts anywhere in the borough and notes the council's guidelines to contractors about the types of adverts they display on council sites.
3. Congratulates the council for acting immediately to have the offensive advert removed and notes that the advert was taken down by council officers the same day they were alerted to the issue.
4. Welcomes the swift action of Primesight, the billboard operator, in responding quickly to the council's request.

### **Tribute to Grace Jones**

That the motion referred from council assembly as a recommendation to cabinet, set out below be agreed.

That council assembly:

1. Notes with sadness the passing of the UK's oldest resident, Grace Jones from Bermondsey, who died in November aged 113.
2. Acknowledges her remarkable life which spanned the whole of the 20<sup>th</sup> century and her contribution to the local community.
3. Calls on the cabinet to pay a lasting tribute to the life of Grace Jones by naming a new public building after her at the earliest opportunity.

### **EXCLUSION OF PRESS AND PUBLIC**

It was moved, seconded and

**RESOLVED:**

That the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in category 3 of paragraph 104 of the Access to Information Procedure Rules of the Southwark Constitution.

The following is a summary of the closed part of the meeting.

**23. MINUTES**

The closed minutes of the meeting held on 28 January 2014 were approved as a correct record and signed by the chair.

**24. DISPOSAL OF 23 HARPER ROAD, LONDON SE1**

The cabinet considered the closed information relating to this item. See item 21 for decision.

Meeting ended at 6.25pm.

**CHAIR:**

**DATED:**

**DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 21 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS MIDNIGHT, WEDNESDAY 26 MARCH 2014.**

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