

# Cabinet

Tuesday 13 March 2018

4.00 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

## Membership

Councillor Peter John OBE (Chair)  
Councillor Stephanie Cryan  
Councillor Maisie Anderson

Councillor Fiona Colley

Councillor Barrie Hargrove  
Councillor Richard Livingstone  
Councillor Victoria Mills

Councillor Johnson Situ

Councillor Ian Wingfield  
Councillor Mark Williams

## Portfolio

Leader of the Council  
Deputy Leader and Cabinet Member for Housing  
Cabinet Member for Public Health and Social  
Regeneration  
Cabinet Member for Finance, Modernisation and  
Performance  
Cabinet Member for Communities, Safety and Leisure  
Cabinet Member for Adult Care and Financial Inclusion  
Cabinet Member for Children and Schools / Chair of  
Corporate Parenting Committee  
Cabinet Member for Business, Culture and Social  
Regeneration  
Cabinet Member for Environment and the Public Realm  
Cabinet Member for Regeneration and New Homes

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## INFORMATION FOR MEMBERS OF THE PUBLIC

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### Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

### Babysitting/Carers allowances

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### Access

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**Contact:** Everton Roberts on 020 7525 7221 or email: [Everton.roberts@southwark.gov.uk](mailto:Everton.roberts@southwark.gov.uk)

Members of the committee are summoned to attend this meeting

**Councillor Peter John**

Leader of the Council

Date: 5 March 2018



# Cabinet

Tuesday 13 March 2018  
4.00 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

## Order of Business

Item No.	Title	Page No.
	<b>PART A - OPEN BUSINESS</b>	
	<b>MOBILE PHONES</b>	
	Mobile phones should be turned off or put on silent during the course of the meeting.	
<b>1.</b>	<b>APOLOGIES</b>	
	To receive any apologies for absence.	
<b>2.</b>	<b>NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT</b>	
	In special circumstances, an item of business may be added to an agenda within five clear working days of the meeting.	
<b>3.</b>	<b>NOTICE OF INTENTION TO CONDUCT BUSINESS IN A CLOSED MEETING, AND ANY REPRESENTATIONS RECEIVED</b>	1 - 2
	To note the items specified which will be considered in a closed meeting.	
<b>4.</b>	<b>DISCLOSURE OF INTERESTS AND DISPENSATIONS</b>	
	Members to declare any interests and dispensations in respect of any item of business to be considered at this meeting.	

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<b>5.</b>	<b>PUBLIC QUESTION TIME (15 MINUTES)</b>	
	To receive any questions from members of the public which have been submitted in advance of the meeting in accordance with the cabinet procedure rules. The deadline for the receipt of public questions is midnight Wednesday 7 March 2018.	
<b>6.</b>	<b>MINUTES</b>	3 - 10
	To approve as a correct record the minutes of the open section of the meeting held on 6 February 2018.	
<b>7.</b>	<b>DEPUTATION REQUESTS</b>	
	To consider any deputation requests. The deadline for the receipt of deputation requests is midnight Wednesday 7 March 2018.	
<b>8.</b>	<b>PETITION FROM METROPOLITAN TABERNACLE CHURCH, ELEPHANT AND CASTLE - PARKING ISSUES</b>	11 - 13
	To consider a petition received from the Metropolitan Tabernacle Church, Elephant and Castle in respect of parking issues.	
<b>9.</b>	<b>RESPONSE TO DEPUTATION REQUEST FROM LOCAL RESIDENTS IN RESPECT OF CPZ ZONE L - NORTHERN END OF GROVE LANE, SE5</b>	14 - 17
	To consider a report back to cabinet following a deputation request heard by the 6 February cabinet.	
<b>10.</b>	<b>FEEDBACK FROM SOUTHWARK CONVERSATION</b>	18 - 25
	To consider the initial findings of the Southwark Conversation.	
<b>11.</b>	<b>SUICIDE PREVENTION STRATEGY AND ACTION PLAN 2017-2022</b>	26 - 30
	To approve the suicide strategy and action plan.	
<b>12.</b>	<b>GATEWAY 3: VARIATION DECISION - HIGHWAYS AND PROFESSIONAL SERVICES - EXTENSION OF EXISTING CONTRACT</b>	31 - 43
	To approve the extension of the highways and professional services contract.	
<b>13.</b>	<b>PROGRESS REPORT - IN-HOUSE REPAIRS SERVICE</b>	44 - 58

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	To note the progress made to date to ensure a fit for purpose borough-wide repairs service is in place on 2 October 2018 at the end of the Mears contract.	
14.	<b>COUNCIL PLAN INTERIM PERFORMANCE REPORT 2014-15 TO 2017-18</b>	59 - 84
	To note the council's performance over 2014-15 -2017-18 against the Council Plan 2014-2018.	
15.	<b>GATEWAY 0: NURSING CARE STRATEGIC OPTIONS ASSESSMENT</b>	85 - 103
	To approve the strategic options assessment for nursing care which recommends procurement to achieve better value for money on nursing care spend.	
16.	<b>GATEWAY 1: PROCUREMENT STRATEGY APPROVAL - CARE AT HOME AND COMMUNITY FOR CHILDREN AND YOUNG PEOPLE WITH SPECIAL EDUCATIONAL NEEDS AND DISABILITIES (SEND)</b>	104 - 132
	To approve the procurement strategy outlined for care at home for children and young people with special educational needs and disabilities (SEND), namely to create an outcomes-based framework in partnership with NHS Southwark clinical commissioning groups (CCG).	
17.	<b>SOUTHWARK SCHOOL DESIGN GUIDELINES</b>	133 - 149
	To approve the draft Southwark School Design Guidelines for consultation.	
18.	<b>GATEWAY 1: PROCUREMENT STRATEGY APPROVAL ABBEYFIELD ESTATE HINE (MAYDEW HOUSE) WORKS</b>	150 - 169
	To approve a further revised procurement strategy which is split across Abbeyfield Estate HINE (Maydew House) and note the estimated professional fees.	
19.	<b>JOSEPH LANCASTER ESTATE, DEVERELL STREET, SE1 - GRANT OF LONG LEASE AND HOUSING FUNDING AGREEMENT</b>	170 - 186
	To agree funding for the delivery of 40 new council homes	
20.	<b>GATEWAY 0: FACILITIES MANAGEMENT CONTRACT FOR THE COUNCIL'S OPERATIONAL ESTATE</b>	187 - 202
	To note the strategic options assessment for delivery of a facilities management contract and approve the recommended strategic delivery option.	

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21.	<b>GATEWAY 2: CONTRACT AWARD APPROVAL - DOOR ENTRY AND WARDEN CALL CONTRACT</b>	203 - 229
	To approve the award of the door entry and warden call contract.	
22.	<b>GATEWAY 2: CONTRACT AWARD APPROVAL - COMMUNAL LIGHTING AND ELECTRICAL TESTING CONTRACTS - CONTRACT A: NORTH OF THE BOROUGH AND CONTRACT B: SOUTH OF THE BOROUGH</b>	230 - 256
	To approve the award of contracts A and B for communal lighting and electrical testing.	
23.	<b>CANADA WATER DEVELOPMENT AGREEMENT</b>	257 - 290
	To agree to enter into a development agreement with British Land and delegate to the director of regeneration and the director of law and democracy decisions associated with this agreement.	
24.	<b>AIR RIGHTS ABOVE 2-68 AND 70-136 CHILTON GROVE, SURREY QUAYS</b>	291 - 302
	To confirm that the air rights above 2-68 and 70-136 Chilton Grove shown on the plan at Appendix A currently held for housing purposes is no longer required for those purposes and to approve the appropriation of the land to planning purposes in accordance with section 122(1) of the Local Government Act 1972 to facilitate the carrying out of the development proposals for the area in accordance with section 226 of the Town and Country Planning Act 1990.	
25.	<b>BEDE CENTRE, ABBEYFIELD ESTATE, ROTHERHITHE</b>	303 - 315
	To confirm that the Bede Centre shown on the plan at Appendix A currently held for housing purposes is no longer required for those purposes and to approve the appropriation of the land to planning purposes in accordance with section 122(1) of the Local Government Act 1972 to facilitate the carrying out of the development proposals for the area in accordance with section 226 of the Town and Country Planning Act 1990.	
26.	<b>AIR-RIGHTS ABOVE DAMORY HOUSE, ABBEYFIELD ESTATE, ROTHERHITHE</b>	316 - 327
	To confirm that the air rights above Damory House, Abbeyfield road shown on the plan at Appendix A currently held for housing purposes is no longer required for those purposes and to approve the appropriation of the land to planning purposes in accordance with section 122(1) of the Local Government Act 1972 to facilitate the carrying out of the development proposals for the area in accordance with section 226 of the Town and Country Planning Act 1990.	

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<b>27.</b>	<b>MAYDEW HOUSE, ROTHERHITHE</b>	328 - 340
	<p>To confirm that Maydew House shown on the plan at Appendix A currently held for housing purposes is no longer required for those purposes and to approve the appropriation of the land to planning purposes in accordance with section 122(1) of the Local Government Act 1972 to facilitate the carrying out of the development proposals for the area in accordance with section 226 of the Town and Country Planning Act 1990.</p>	
<b>28.</b>	<b>AIR-RIGHTS ABOVE THAXTED COURT, ABBEYFIELD ESTATE, ROTHERHITHE</b>	341 - 352
	<p>To confirm the air rights above Thaxted Court, Abbeyfield Road shown on the plan at Appendix A currently held for housing purposes is no longer required for those purposes and to approve the appropriation of the land to planning purposes in accordance with section 122(1) of the Local Government Act 1972 to facilitate the carrying out of the development proposals for the area in accordance with section 226 of the Town and Country Planning Act 1990.</p>	
<b>29.</b>	<b>PROPOSED ACQUISITION OF FREEHOLD INTEREST IN OFFICE ACCOMMODATION 132 QUEENS ROAD, LONDON SE15 2HP</b>	353 - 359
	<p>To approve the acquisition of the freehold interest in 132 Queens Road London SE15 2HP as part of the office accommodation strategy.</p>	
<b>30.</b>	<b>ACQUISITION OF CHAMPION HILL, EDGAR KAIL WAY SE22</b>	360 - 365
	<p>To approve the acquisition of land at the Champion Hill stadium site, Edgar Kail Way for the purposes as to part of the site of housing delivery and the associated funding requirement as set out in the closed version of this report.</p> <p>To authorise the director of regeneration to negotiate the purchase of the site and agree detailed heads of terms in line with the principal terms set out in the closed version of this report.</p>	

**DISCUSSION OF ANY OTHER OPEN ITEMS AS NOTIFIED AT THE START OF THE MEETING****EXCLUSION OF PRESS AND PUBLIC**

The following items are included on the closed section of the agenda. The Proper Officer has decided that the papers should not be circulated to the press and public since they reveal confidential or exempt information as specified in paragraphs 1-7, Access to Information Procedure Rules of the Constitution. The specific paragraph is indicated in the case of exempt information.

The following motion should be moved, seconded and approved if the cabinet wishes to exclude the press and public to deal with reports revealing exempt information:

“That the 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 paragraphs 1-7, Access to Information Procedure Rules of the Constitution.”

**PART B - CLOSED BUSINESS****31. PROPOSED ACQUISITION OF FREEHOLD INTEREST IN OFFICE ACCOMMODATION 132 QUEENS ROAD, LONDON SE15 2HP**

To approve the acquisition of the freehold interest in 132 Queens Road London SE15 2HP as part of the office accommodation strategy.

**32. ACQUISITION OF CHAMPION HILL, EDGAR KAIL WAY SE22**

To approve the acquisition of land at the Champion Hill stadium site, Edgar Kail Way for the purposes as to part of the site of housing delivery and the associated funding requirement as set out in the closed version of this report.

To authorise the director of regeneration to negotiate the purchase of the site and agree detailed heads of terms in line with the principal terms set out in the closed version of this report.

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