

Cabinet

MINUTES of the OPEN section of the Cabinet held on Tuesday 18 September 2018 at 4.00 pm at Ground Floor Meeting Room G02C - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Peter John OBE (Chair)
Councillor Rebecca Lury
Councillor Stephanie Cryan
Councillor Jasmine Ali
Councillor Evelyn Akoto
Councillor Richard Livingstone
Councillor Victoria Mills
Councillor Leo Pollak
Councillor Johnson Situ
Councillor Kieron Williams

1. APOLOGIES

Apologies for lateness were received from Councillor Kieron Williams.

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

The chair gave notice of the following late item:

Item 7: Deputation requests

Reasons for urgency and lateness will be specified in the relevant minute.

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

None were declared.

5. PUBLIC QUESTION TIME (15 MINUTES)

There were no public questions.

6. MINUTES

RESOLVED:

That the minutes of the open section of the meeting held on 24 July 2018 be approved as a correct record and signed by the chair.

7. DEPUTATION REQUESTS

The report had not been circulated five clear days in advance of the meeting. The chair agreed to accept this item as urgent as the request had been received in line with the constitutional deadline for the receipt of deputation requests.

RESOLVED:

That the deputation be received.

Galleria Court residents

The deputation spokespersons addressed the meeting to outline the noise nuisance coming from dogs on the Brideale Close travellers site and the impact it had on the residents. The spokespersons explained that the site was overlooked by Galleria Court and that residents were being disturbed throughout the day and especially during the night by the barking, howling and yapping of multiple dogs on the site. Residents had frequently contacted council officers, but the problem remained, which is why they wished to bring the matter to the attention of the cabinet.

The deputation asked for cabinet to take measures regarding this issue.

Councillor Peter John thanked the deputation and said that this issue was one of anti-social behaviour, animal welfare, as well as noise nuisance and should be addressed as such. Councillor Stephanie Cryan, cabinet member for housing management and modernisation, asked the deputation to pass on details of which pitches on the site caused the problems in particular. Councillor Evelyn Akoto, cabinet member for community safety and public health, offered to meet with the residents and to visit their homes to experience the problems first hand.

RESOLVED:

That a report back on this issue be prepared for the next cabinet meeting.

8. REVIEW OF THE COUNCIL'S APPROACH TO COMMUNITY ENGAGEMENT

RESOLVED:

1. That a review of the council's approach to community engagement be approved.
2. That the methodology for developing the approach outlined in the report be approved.
3. That it be noted that the council's approach is based on being open, honest and transparent and involves working closely with colleagues within the council, residents, locally based organisations and partners and the council's commitment to proactively disseminate and intermittently review, assess and evaluate the council's engagement efforts in the spirit of continuous improvement. Some of the goals of the new approach will be to look at how the council can:
 - Build its principles, approach and practices in community engagement upon the emerging evidence and best and promising practices.
 - Embed collaborative working with key engagement partners such as the Clinical Commissioning Group (CCG), Healthwatch and Community Southwark.
 - Ensure that a broad range of voices are heard; that these reflect the diversity, and inclusiveness of the borough; and we that reach all parts of our community not just those that speak the loudest.
 - Ensure that the council's engagement contributes to building strong and trusting relationships with our communities and develops continuing relationships with our communities building on the principles of asset based community development.
4. That it be noted that recommendations on the new approach to engagement will be presented to cabinet by April 2019.
5. That it be noted that this work will sit alongside and inform and be informed by the current review on resident involvement, and support the development of the consultation charter to ensure local residents can hold private sector developers to account.

9. SOUTHWARK HOMELESSNESS STRATEGY 2018-22

RESOLVED:

That the draft Homelessness Strategy 2018-22 be approved.

10. POLICY AND RESOURCES STRATEGY REVENUE MONITORING REPORT, INCLUDING TREASURY MANAGEMENT 2018-19

RESOLVED:

1. That the following be noted:
 - the general fund outturn forecast for 2018-19 of £0.042m (Table 1 in the report)

- the continuing pressures on the Dedicated Schools Grant (DSG), £6.0m in 2018-19 (paragraphs 16 to 17 of the report);
 - cost pressures in Housing and Modernisation, largely relating to Temporary Accommodation (£3.3m) (paragraph 20 to 30 of the report);
 - the £4m contingency is utilised in full to mitigate the total impact of cost pressures (paragraph 36 of the report);
 - the general fund outturn forecast indicates a net reduction in reserves of £3.1m (Table 1 and Table 3 paragraphs 48 to 54 of the report);
 - the update on the London Business Rate pool net financial benefits (paragraphs 52 to 54 of the report);
 - the housing revenue account forecast set out in Table 2, paragraph 38 to 47 of the report ;
 - the treasury management activity to date in 2018-19 (paragraph 55 to 57 of the report).
2. That the general fund budget movements that exceed £250k, as shown in Appendix A of the report be approved.
 3. That the general fund budget movements that are less than £250k as shown in Appendix A of the report be noted.
 4. That a report to the health and wellbeing board regarding possible punitive reductions in the council's Better Care Fund (BCF), as a result of the local NHS missing their targets be produced.

11. POLICY AND RESOURCES STRATEGY: CAPITAL MONITORING REPORT, INCLUDING CAPITAL PROGRAMME UPDATE 2018-19

RESOLVED:

1. That the general fund capital programme for the period 2018-19 to 2027-28 as at Month 4, as detailed in Appendices A and D of the report and the reduction in financing required (i.e. borrowing) from £187.9m to £158.6m be noted.
2. That the housing investment programme for the period 2018-19 to 2027-28 as at Month 4, as detailed in Appendix B of the report be noted; and that the financing of the anticipated spend of £145.1m for 2018-19 that has been identified also be noted.
3. That the virements and variations to the general fund and housing investment capital programme as detailed in Appendix C of the report be approved.
4. That the projected expenditure and resources for 2018-19 and future years for both the general fund and housing investment programmes as detailed in Appendices A, B and D of the report be noted; and that it further be noted that this position will be updated during the year when more up to date information is available.

12. POLICY AND RESOURCES STRATEGY: 2019-20 UPDATED FINANCIAL REMIT

RESOLVED:

1. That it be noted that from financial year 2020-21, local government finance is set to be subject to fundamental reform with the government undertaking a Fair Funding Review alongside a redesign of the Business Rates Retention System.
2. That it be noted that a budget is initially prepared for 2019-20 on a one-year basis, recognising the funding uncertainties and limited information available beyond 2020-21.
3. That it be noted that the indicative resources available for 2019-20 budget (Annex A of the report) indicate a budget gap of £18.0m.
4. That it be noted that this budget gap would reduce by £3.2m should the council decide to increase council tax by 2.99%.
5. That it be noted that this indicative budget is prepared on the following national and local factors:

National factors

- Known reduction of £8.647m in government resources from the Settlement Funding Assessment (SFA) and increase in specific grant funding of £1.489m
- Net inflation and pay award pressures of £7.344m have been provisionally assumed, subject to further analysis

Local factors:

- Increase of £2.635m of resources generated through council tax and business rates
 - Decrease of £6.879m in collection fund surplus
 - Increased debt financing costs of £3.809m arising from capital investment programme, offset by the use of £4.6m of capital resources
 - Retaining a £4m contingency within the overall budget to support in year cost pressures
 - No utilisation of reserves have been included
 - That all approved savings are delivered.
6. That it be noted that the key areas of risk for Southwark arising from the 2019-20 provisional settlement are the lack of certainty for Business Rate Retention, budget pressures arising from children's and adults', Dedicated Schools Grant, welfare reform, housing inflation increases and new commitments.
 7. That it be noted that the revenue and capital outturn position and utilisation of reserves, reported at the cabinet meeting in July 2018, will need to be considered when finalising the 2019-20 budget.
 8. That the bids to the strategic investment pot, with the outcome expected in October be noted.
 9. That it be noted that a future report will consider the indicative savings and

commitments for 2019-20 in order to balance the budget; and that it be noted that this will include a review of the original indicative 2019-20 savings reported to cabinet in February 2018, 2018-19 outturn forecast and the impact of the budget recovery board.

10. That it be noted that a future report will also consider a refreshed medium term financial strategy for the period 2020-2023; and that it be noted that resetting the MTFS and managing risk will require careful attention over the transition to the new local government finance system based on business rates retention, and a new funding formula.

13. LAND AND GARAGES OPPOSITE 58 - 72 DANIEL'S ROAD AND 130 - 140 TAPPESFIELD ROAD NUNHEAD

RESOLVED:

1. That it be confirmed that the land shown edged red on the plan at Appendix A of the report that is currently held for housing purposes is no longer required for those purposes; and the appropriation of the land to planning purposes 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 and sections 122(1) and 122(2A) of the Local Government Act 1972 be approved.
2. That it be confirmed that following completion of the appropriation at paragraph 1 above the land shown edged on the plan at Appendix A in the report will no longer be required for planning purposes and the appropriation of the land to housing purposes in accordance with section 9 of the Housing Act 1985 and sections 122(1) and 122(2A) of the Local Government Act 1972 be approved.

14. SOUTHWARK SCHOOL DESIGN GUIDELINES

RESOLVED:

That the final Southwark School Design Guidelines as set out in Appendix 1 to the report be approved for adoption as policy.

15. LOCAL GOVERNMENT DECLARATION ON THE REDUCTION OF SUGAR AND HEALTHIER FOOD

RESOLVED:

1. That the Local Government Declaration on Sugar Reduction and Healthier Food be signed.
2. That the initial actions for the six key cross council areas be agreed.
3. That a progress report be brought back to cabinet and to the health and wellbeing board in six months, with a more developed action plan for each of the 6 areas.

16. MOTIONS REFERRED FROM COUNCIL ASSEMBLY

RESOLVED:

Stronger, safer, more resilient communities

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

1. Council assembly notes:
 - a. That Southwark's communities add great value to our borough, and make Southwark a place which we can all be proud of
 - b. That despite cuts from this Conservative government, Southwark Council continues to provide financial support to community groups, voluntary organisations and faith groups through the community capacity grants programme
 - c. The council's Voluntary and Community Sector Strategy which aims to deliver a thriving voluntary and community sector which meets the needs of our residents
 - d. The role played by faith groups in creating strong and resilient communities, and the development of a Faith Strategy which will be launched later this year
 - e. The zero-tolerance to hate crime approach taken by the council
 - f. That youth violence continues to be a problem in Southwark and across London
 - g. That the council is working with communities, the police, and other partners to tackle youth violence, violence against women and girls, and other issues which harm our communities
 - h. Southwark Labour's manifesto commitment to work with our communities to find local solutions that help young people stay away from knives and launch a Positive Futures Fund to support groups that provide inspiring opportunities for young people
2. Council assembly calls on cabinet to:
 - a. Build on the work done on the Women's Safety Charter and develop and deliver a Violence Against Women and Girls Strategy to tackle all forms of gender-based violence in our communities
 - b. Fulfil Labour's manifesto pledge and establish a Positive Futures Fund to empower communities to provide inspiring opportunities for young people which help them to stay away from knives and not become involved in youth violence
 - c. Continue to work with groups and partners in the community to tackle extremism and support those who may be at risk of radicalisation, recognising that the best solutions to these problems can often be found in the community

- d. Continue to work with and for Southwark's communities to ensure that they are strong, safe and resilient.

Corporate parenting in Southwark

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

1. This motion seeks to build on the good work that Southwark is doing with children in our care and young people leaving care. Last year we received a good rating from Ofsted, secured innovation funding to enable young people in care to reconfigure our care leaving services, and waived council tax fees for all care leavers.
2. This year, in our forward plan, we have guaranteed an education placement or apprenticeship for all children and young people preparing to leave care.

Background

3. At the same time we have witnessed a national scrutiny spotlight being put on children's social care. The Children and Social Work Act 2017 has released updated statutory guidance to improve corporate parenting. This was followed by the launch of the Education Committee's scrutiny of foster care which was in turn swiftly followed by the release of government commissioned Foster Care in England Inquiry authored by Martin Narey and Mark Owers.
4. The government's response to the scrutiny reports has yet to be released – but we can anticipate a shift to improve services along the lines of permanence as opposed to fragmented responses to families requiring care services into adoption, SGOs and foster care.
5. At the same time the Local Government Association (LGA) and the Association of Directors of Children's Services (ADCS) have launched its Brighter Future campaign which has exposed a £2 billion deficit in children's social care. In Southwark we hosted the launch of a suite of reports entitled Care Crisis.

Individual councillors as corporate parents

6. The role that this council plays in looking after children is one of the most important things that we do. Just like all other local authorities, we have a unique responsibility to the children that we look after. It is in this context that local authorities are referred to as the 'corporate parent' of these children and young people, and the critical question that we should ask in adopting such an approach is 'would this be good enough for my child?'
 - a. Council assembly recognises that children in care are more likely to succeed in education or employment if someone is interested in their progress.
 - b. Council assembly will build on its strong ethos of corporate parenting by inviting all councillors to participate in this role, not only those on the Corporate Parenting Committee
 - c. Council assembly calls on cabinet to develop a scheme to engage councillors with looked after children, including monitoring their progress and encouraging

written contact in the form of cards to acknowledge birthdays, faith festival dates and dates of exams, results of exams and education or job interview results

- d. Council assembly encourages councillors to volunteer to be a part of this initiative, recognising that this is a serious commitment to a potentially vulnerable child.

Rising crime in surrey docks

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

1. Council assembly recognises:
 - a. The dramatic rise in violent crime across London.
 - b. The spread of violent crime – especially knife crime – across most wards in Southwark Council.
 - c. That under a Labour administration, action has been taken by Southwark Council to tackle anti-social behaviour, and the number of arrests using CCTV footage has increased thanks to the work of the council's award-winning CCTV team.
 - d. That under the previous Liberal Democrat administration, CCTV coverage was cut and anti-social behaviour powers were not used most effectively.
2. Council assembly further recognises:
 - a. The reduction in police officers and community support officers across London thanks to the cuts imposed by this Conservative government and the previous Liberal Democrat/Conservative Coalition.
 - b. The reduction in police officers across Southwark from 957 to 706.5 officers, including 546 police constables since 2010.
 - c. The reduction in Safer Neighbourhood Teams for each ward from 6 members to 3.
3. Council assembly is aware that:
 - a. Tower Hamlets Council have hired additional police officers.
 - b. The Tower Hamlets scheme is still in at an early stage and the success of these arrangements is still to be determined.
 - c. Whilst the Mayor of London will provide a free officer for every officer that the council pays for, the cost to Tower Hamlets Council will be £3m per year once they have all the officers they have agreed to purchase in place.
 - d. That thanks to cuts from this Conservative government and the previous Liberal Democrat/Conservative coalition, the council's budget has been halved since 2010, and is continuing to reduce year on year.
4. Council assembly recommends that Southwark Council:
 - a. Investigate, alongside other options, hiring extra police officers to patrol Southwark's neighbourhoods.
 - b. Continue to work with the police and the Borough Commander to prevent, detect and respond to crime and anti-social behaviour in Southwark.

- c. Consider installing extra streetlights and CCTV cameras in hotspot areas for violent crime.

Modern slavery

That the motion referred from council assembly as a recommendation to cabinet, set out below be noted and agreed, and that an annual monitoring report be brought back to cabinet:

1. Council assembly notes:
 - a. Though slavery was abolished in the UK in 1833, there are more slaves today than ever before in human history. Figures from the International Labour Organisation (ILO) suggest that there are more than 40 million people in modern slavery across the world, with nearly 25 million held in forced labour.
 - b. There were 3,805 victims of modern slavery identified in the UK in 2016. A rising number but still well below the 10,000 and 13,000 potential victims estimated by the Home Office.
 - c. Modern slavery is happening nationwide. Traffickers and slave masters use whatever means they have at their disposal to coerce, deceive and force individuals into a life of abuse, servitude and inhumane treatment. This can include sexual and criminal exploitation.
2. Council assembly believes:
 - a. That action needs to be taken to raise awareness of modern slavery and the fact that it is happening all over the UK.
 - b. That the current support for victims is not sufficient and needs to go beyond the 45 days they are currently given by the government.
 - c. That councils have an important role to play in ensuring their contracts and supplies don't contribute to modern day slavery and exploitation.
3. Council assembly calls on cabinet:
 - a. To adopt the Co-operative Party's Charter against modern slavery to ensure our procurement practices do not support slavery.
 - b. To consider the wider impact of modern slavery on the borough, and work to ensure that all forms of modern slavery are eliminated in Southwark.

Saving the RV1 bus

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

1. Council assembly notes:
 - a. The doubling of wait times for an RV1 bus.
 - b. The fact that there are now just three RV1 buses every hour.
 - c. The rushed decision to cut the service on 10 February 2018, publicised just 14 days before the changes went ahead.
 - d. The complete lack of consultation prior to the cut.
 - e. The complete reliance on data to make the decision.
 - f. The use of data addled by a year-long diversion at London Bridge station.

- g. The cross party support for returning to the former timetable of the RV1 bus, including the commitment in the 2018 Southwark Labour manifesto to campaign to reinstate the frequency of the RV1 bus service.
2. Council assembly recognises that:
- a. The RV1 bus provides a vital service to elderly residents, who made almost 60,000 journeys with bus passes and 45,000 with Freedom Elderly passes last year – even with the route on diversion.
 - b. The bus is heavily used by students, disabled residents, and commuters from Covent Garden, Waterloo, Blackfriars, Borough, London Bridge, and North Bermondsey.
 - c. The suggestion from TfL that residents use the Jubilee Line instead of the RV1 completely ignores issues of accessibility, affordability and overcrowding.
 - d. The RV1 is one of the only zero-emission routes in London, operated by a fleet of hydrogen-powered buses.
 - e. 1,000 Southwark and London residents signed a petition condemning the RV1 cuts and the failure to consult.
 - f. To this date there has still been no consultation with residents – despite a significant public petition.
 - g. There is cross-party opposition to the cuts, including from the leader of the council.
3. Council assembly further notes:
- a. That the Deputy Mayor for Transport has agreed to review the service after six months (by 10 August 2018) following Mayoral Questions from London Assembly Members Caroline Pigeon and Florence Eshalomi.
 - b. That Labour London Assembly Member Florence Eshalomi has written to both the Mayor and TfL about the changes to the RV1 bus, and also discussed this with Heidi Alexander, the newly appointed Deputy Mayor for Transport.
4. Council assembly calls on cabinet to:
- a. Continue to campaign for the RV1 bus to return to six services an hour.
 - b. Write to TfL opposing the cuts, requesting a full consultation, and formally asking for the RV1 bus to be restored to full service.
 - c. Encourage the Mayor and TfL to explore the suggestion to market the RV1 bus as a route serving multiple tourist attractions since the route passes dozens of London Southwark landmarks along the river.
5. Council assembly calls on TfL and the Mayor of London to:
- a. Review the changes to the RV1 bus service after 6 months
 - b. Hold a consultation with residents on the full restoration of the RV1 bus service.
 - c. Introduce more zero-emission buses in Southwark to cut the high concentrations of air pollution in the borough.

Securing a bricklayers arms tube station

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

1. Council assembly recognises that:
 - a. The Bricklayers Arms site is ideal for a tube station.
 - b. There is strong cross-party support for the station in Southwark.
 - c. Close to 3,000 people have signed the petition for a Bricklayers Arms tube station.
 - d. The station has the support of local businesses and community groups – including the Tower Bridge Alliance, Bermondsey Street Area Partnership and Bricklayers Arms Tenants and Residents Association.
 - e. Before the last election, Southwark Labour's manifesto made a commitment to Campaign for three new tube stations on the Old Kent Road, including one at the Bricklayers Arms.
 - f. The leader and the cabinet member for growth, development and planning have written to the new Deputy Mayor for Transport, Heidi Alexander, to press the case for a tube station at the Bricklayers Arms, and have invited her to visit the site to see for herself the potential of the location.
 - g. That, following pressure from Southwark Council, TfL are undertaking a detailed cost-benefit analysis and design study that looks at the different options for the tube station at Bricklayers Arms.

2. Council assembly further recognises that:
 - a. A station between Elephant & Castle and Old Kent Road would bring tube access to thousands of people in Chaucer, North Walworth and West Bermondsey.
 - b. A station at Bricklayers Arms would also provide much-needed relief for the overcrowded Jubilee Line.
 - c. A station would also be a vital future-proofing measure, given the rapid expansion in population due to take place in the area – especially under the Old Kent Road Area Action Plan.
 - d. There is an historic divide between north and south London in tube access. Zone 1 in the north has 55 tube stops. In the south, we have 7.
 - e. Transport for London (TfL) is planning wide gaps between stations on the Bakerloo Line Extension (1.2 miles, comparing poorly with the 0.59 mile average on the rest of the line).
 - f. This would be an enormous missed opportunity to narrow the gap between north and south London.
 - g. A sparsity of stations on the extension will actually reinforce this gap – and the social and economic inequality that comes with it.
 - h. An additional station would be a landmark contribution to the reduction of inequality, bringing clear social, economic and environmental gains for the area.

3. Council assembly is clear that:
 - a. To secure an additional tube station at Bricklayers Arms a strong case has to be made to TfL and the Mayor of London on costs.
 - b. A station at Bricklayers Arms would increase passenger numbers and revenue for TfL, offsetting the immediate costs to TfL over the long-term.
 - c. A station would also bring investment, business, and jobs to the area – that would in the long-term outweigh the upfront costs – but that little analysis has been conducted so far.
 - d. A station would reduce demand for cars, taxis and buses, reducing air pollution

and cutting congestion. Nearby New Kent Road and Tower Bridge Road have some of the highest nitrogen dioxide levels in London. Last year, they averaged 71 and 91 µg.m-3. The limit is 40.

- e. Short-termist policy-making tends to lead to higher costs, lower quality, greater inconvenience and less coordination.
4. Council assembly calls on cabinet to:
 - a. Maintain their commitment to make contributions through the Community Infrastructure Levy (CIL) toward the Bakerloo Line Extension.
 - b. Produce a detailed study working with the London Borough of Lewisham and TfL to look at funding options.
 - c. Investigate commissioning an independent analysis of TfL's findings and decision when announced in July.
 - d. Continue to lobby the Mayor of London, the Deputy Mayor for Transport, and TfL for a station at Bricklayers Arms, and launch a new 'Back the Bakerloo' campaign, working with the local community to demonstrate to TfL the widespread support for the Bricklayers Arms station.

Taking action on short term letting

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

1. Council assembly recognises:
 - a. That national legislation has not caught up with the sharing economy.
 - b. That plenty of short-term let hosts are responsible and make a real effort to encourage their guests to be quiet, tidy and courteous.
 - c. That a sizeable minority of hosts do not make these efforts.
 - d. That some residents – both council and private tenants – are barred from hosting, yet do so anyway.
 - e. That Southwark Council has made it clear to council leaseholders that they are not allowed to host via home-sharing websites, but that some continue to do so.
 - f. that short term letting can lead to security risks, anti-social behaviour and noise nuisance, and other loss of amenity for our residents.
 - g. That some short-term lettings bear no relation to the idea of flat-sharing and are effectively hotels or hostels – sometimes run by owners who live away, sometimes overseas.
 - h. That the housing crisis in London is worsened by the proliferation of short term lets on council estates.
2. Council assembly finds it unacceptable that:
 - a. Some Airbnb-type hosts are sharing estate entry codes with guests.
 - b. Reports of anti-social behaviour related to short term lets have been made by residents across the borough.
 - c. That despite the hard work of Southwark Council, including writing to all leaseholders as outlined in (1), short-term lets have continued in Southwark council properties.

3. Council assembly agrees that:
 - a. Short term letting of council properties constitutes a breach of the lease covenants “not to use or suffer the flat to be used for any purpose other than as a private dwelling house” and “not to do or permit or suffer to be done any act or thing which may be or become a nuisance or annoyance to the Council or to the Lessees owners or occupiers of adjoining or neighbouring property.”
 - b. We applaud the leader of the council when he said: “We will take legal action where such cases come to our attention.”(2) and applaud the cabinet member for housing management and modernisation for her work on this issue, and recognise that Southwark was among the first local authorities to take this stance on short-term lets.
 - c. We look forward to that action, for the protection of our residents and visitors.

4. Council assembly calls on cabinet to:
 - a. Take action beyond merely writing standard form letters to every leaseholder and tenant.
 - b. Publicise the ban on Airbnb in council estates – on notice boards, at TRA meetings, with leaflet drops, and via digital channels (both council outlets and community forums), and help to enable residents to feel empowered to combat the use of their communities as profit centres for pernicious landlords.
 - c. Continue to notify leaseholders when short term lets have been identified in their properties and discourage them from letting on a short term basis.
 - d. Continue to record and investigate all resident reports of unlicensed hosting.
 - e. Publish quarterly reports on unlicensed hosting that state: how many reports the council has received, from where, what action has been taken, and what the next steps are.
 - f. Make clear to leaseholders that they are accountable for the behaviour of their tenants.
 - g. Take pro-active enforcement action against offenders and intervene early to prevent enforcement from being necessary where possible.
 - h. Alert short term letting platforms of users who breach local authority rules.
 - i. Continue to work with TMOs and TRAs across the borough to identify potential short term lets on estates.

(1) Southwark cracks down on short term holiday lets with warnings to local leaseholders: <http://www.southwark.gov.uk/news/2017/mar/southwark-cracks-down-on-short-term-holiday-lets-with-warnings-to-local-leaseholders>

(2) Homes not hotels: council to take action on Airbnb-style lets: <http://www.london-se1.co.uk/news/view/9324>

Jamaica Road gridlock

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

1. Council assembly notes:
 - a. The continued failure of Transport for London (TfL) to make any serious attempt to reduce congestion on Jamaica Road.
 - b. The fact that congestion on Jamaica Road is actually getting worse – with traffic up 19% this year.

- c. Tailbacks along Jamaica Road that now begin before 3pm.
 - d. The likelihood that a tolled Silvertown Tunnel and Blackwall Tunnel will drive even more traffic to a toll-free Rotherhithe Tunnel – creating more backups along Jamaica Road.
 - e. That TfL has not introduced Variable Message Signs on Jamaica Road. There are roughly 3,000 of these across England – but not on one of its most congested roads.
 - f. That the cabinet member for environment, transport management and air quality has raised the issue of congestion on Jamaica Road with the new Deputy Mayor for Transport, Heidi Alexander.
2. Council assembly is aware that:
- a. Congestion on Jamaica Road has left the area with some of the worst air pollution in London.
 - b. Nitrogen dioxide (NO₂) consistently sits above the legal limit (a maximum of 40µg/m³). Very often it reaches 60-70µg/m³. Around some stretches of the road it is 90-100µg/m³.
 - c. At the Abbey St junction NO₂ was 50% above the limit last year. At Rotherhithe Tunnel it was almost 150% over.
 - d. At St James' primary school near Jamaica Road last year, NO₂ was above the legal limit in every month but one.
3. Council assembly requests that cabinet call on TfL to:
- a. Make the decongestion of Jamaica Road an urgent priority.
 - b. Set a timetable and targets for traffic reduction on Jamaica Road.
 - c. Following the grant of a Development Consent Order in May 2018 to build Silvertown Tunnel, urgently consider a rush-hour toll on Rotherhithe Tunnel.
 - d. Invest the revenue from a Rotherhithe Tunnel toll in better infrastructure on Jamaica Road and Lower Road to reduce congestion and pollution.
 - e. Consider introducing Variable Message Signs on roads leading to Rotherhithe Tunnel, warning drivers about queue lengths – or indeed alerting them when the tunnel is closed.
 - f. Make key changes to its plans for Cycle Superhighway 4 (CS4), removing the cycle crossing at West Lane junction, adding plans for Lower Road, extending the proposed route into Greenwich, and consulting on an option for one-way segregated lanes on both sides of Jamaica Road – similar to CS2 on Whitechapel Road – rather than merely consult on a two-way superhighway on the north side. If CS4 is to cut congestion, TfL needs to be more ambitious.
 - g. Introduce zero emission buses on the 1, 47, 188, 199, 225, 381, C10, P12, N1, N199 and N381 routes along Jamaica Road to reduce air pollution.
4. Council assembly calls on the Mayor of London to:
- a. Reconsider the decision not to increase the number of carriages on the Jubilee Line.
5. Council assembly calls on cabinet to:
- a. Work with TfL to continue to explore proposals to fund the Bermondsey-Rotherhithe Santander bike hire expansion.
 - b. Consider installing a PM2.5/PM10 (Particulate Matter pollution) automatic

monitoring station on Jamaica Road, as a part of Labour's manifesto commitment to tackling poor air quality and air pollution.

- c. Promote existing apps and website where residents can check air quality and pollution levels in real time.

17. APPOINTMENT TO OUTSIDE BODIES: SOUTH BANK BUSINESS IMPROVEMENT DISTRICT LIMITED BOARD

RESOLVED:

That Councillor Kieron Williams, cabinet member for job, skills and innovation and Councillor Victor Chamberlain (ward member) be nominated as the Southwark local authority observers on the South Bank Business Improvement District Limited Board for the 2018-19 municipal year.

18. DISPOSAL OF COUNCIL'S FREEHOLD INTEREST AT DEVONSHIRE GROVE, TO REAR OF 745-775 OLD KENT ROAD SE15

RESOLVED:

That in accordance with the terms set out in the closed cabinet report:

1. The council's freehold interest in land at Devonshire Grove to the rear of 747-775 Old Kent Road (as shown outlined in black in Appendix 1 of the report) be sold to the adjoining owner Barkwest Ltd for a mixed use scheme of commercial on the ground floor and residential development above subject to planning permission being obtained.
2. The director of regeneration be authorised to negotiate the sale and development agreement with Barkwest Ltd and place a covenant on the site which binds successors in title to an affordable housing requirement.

19. PROPOSED ACQUISITION OF FREEHOLD INTEREST IN LAND IN THE OLD KENT ROAD OPPORTUNITY AREA

RESOLVED:

- 1 That the acquisition of the freehold interests in three sites in the Old Kent Road opportunity area be approved, subject to completing due diligence and the agreement of Final Heads of Terms.
- 2 That authority be delegated to the strategic director of place and wellbeing, advised by and in consultation with the strategic director of finance and governance and head of property to:
 - a) Note the outcome of the due diligence process and proceed with the acquisition, provided that the findings do not undermine the purpose of the acquisition.
 - b) Negotiate terms and enter into binding contracts for the purchase of the freehold interests in the proposed acquisition land and thereafter to complete the purchase;

- c) Agree the financing structure adopted to fund the acquisition of the assets.

EXCLUSION OF THE PRESS AND PUBLIC

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 10.4 of the access to information procedure rules of the Southwark Constitution.

The following is a summary of the decisions taken in the closed part of the meeting.

20. MINUTES

The minutes of the closed section of the meeting held on 24 July 2018 were approved as a correct record and signed by the chair.

21. DISPOSAL OF COUNCIL'S FREEHOLD INTEREST AT DEVONSHIRE GROVE, TO REAR OF 745-775 OLD KENT ROAD SE15

The cabinet considered the closed information relating to this item. Please see item 18 for the decision.

22. PROPOSED ACQUISITION OF FREEHOLD INTEREST IN LAND IN THE OLD KENT ROAD OPPORTUNITY AREA

The cabinet considered the closed information relating to this item. Please see item 19 for the decision.

The meeting ended at 5.35 pm.

CHAIR:

DATED:

DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 21 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS MIDNIGHT, WEDNESDAY 26 SEPTEMBER 2018.

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.