

## Cabinet

MINUTES of the OPEN section of the Cabinet held on Tuesday 12 March 2019 at 4.00 pm at the Council Offices, 160 Tooley Street, London SE1 2QH

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

### 1. APOLOGIES

Apologies for lateness were received from Councillors Evelyn Akoto and Peter John.

Councillor Rebecca Lury, deputy leader and cabinet member for culture, leisure, equalities and communities chaired the meeting until the leader arrived.

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

The chair gave notice of the following late item:

Item 18: Impact of Brexit on Southwark: Progress Report

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**

Councillor Johnson Situ declared a non-pecuniary interest in respect of Item 9: Aylesbury Regeneration Programme Moving Forward as he is a board member of the Creation Trust.

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

There were no public questions.

#### **6. MINUTES**

##### **RESOLVED:**

That the minutes of the open meeting held on 5 February 2019 be approved as a correct record and signed by the chair.

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

There were none.

#### **8. SOUTHWARK GREAT ESTATES PROGRAMME PAPER TWO - ESTATE IMPROVEMENT PLANS**

##### **RESOLVED:**

##### **Decisions of the Cabinet**

1. That the principles of the great estates programme - estate improvement plans be agreed.
2. That the estate improvement plans be piloted in the north, south and centre of the borough.
3. That it be agreed that council leaseholders will not be charged for any great estate pilot work (as set out in paragraph 20 of the report).
4. That officers be instructed to bring back an evaluation of the pilots to cabinet approximately 12 months after their commencement with an action plan.

##### **Decision of the Leader of the Council**

5. That authority be delegated to the cabinet member for social regeneration, great estates and new council homes in consultation with the strategic director of housing and modernisation to agree the final selection of pilot estates.

#### **9. AYLESBURY REGENERATION PROGRAMME MOVING FORWARD**

Cabinet heard representations from a local ward councillor, Councillor Jack Buck and from

Jean Bartlett, Aylesbury Tenants and Residents Association who welcomed the progress.

**RESOLVED:**

1. That the significant progress on implementing the Aylesbury regeneration programme be noted.
2. That the sub-phasing of phase 4 be agreed.
3. That phase 4a be activated for pre-allocation to new social rented homes on the first development site.
4. That phase 4 be activated for pre-allocation to the new social rented over 55s housing on Plot 18.
5. That local lettings policies be drafted for the social rented over 55s housing on plot 18 and the social rented housing on the first development site.
6. That the proposed additional delivery of social rented homes in phase 2 which will accelerate the rehousing of secure tenants on the rest of the estate be noted.
7. That it be noted that the resident consultation and equalities impact assessments will be undertaken at the earliest opportunity.

**CHAIR OF THE MEETING**

The Leader arrived at 4.26pm and took the chair of the meeting.

**10. FAITH STRATEGY**

**RESOLVED:**

1. That it be noted that many of the values and ethos that underpin our faith organisations are shared with Southwark's values such as treating every resident as if they are a member of your own family, and working for everyone to realise their own potential. This shared ethos offers a positive foundation for working closely together on the issues that matter most to both the council and faith organisations.
2. That the important role that many faith organisations play in shaping our neighbourhoods, promoting good community relations and supporting our residents be noted. In particular, Pecan provides a borough wide food bank, Robes project supports the homeless and Copplestone Centre which hosts the day centre for asylum seekers. In addition there are many smaller projects offering help and support to families, young people, and older people and quietly but steadily and consistently in times when many services have been forced to reduce the support they offer. We are thankful for the investment and commitment the variety of faith organisations make in our communities and the ways they already work together through a range of self supporting networks to achieve more.
3. That the following vision for our future relationship with faith organisations working in the borough be adopted:

*We see Southwark as a place where the involvement of faith groups in the delivery of services and social action on an equal basis with other groups is welcomed, encouraged and supported. The voice, participation and solutions that faith communities bring are important, and our engagement with faith communities should enable them to deliver these benefits for everyone in the borough. We will achieve this through:*

- *Building relationships and trust with faith groups*
  - *Ensuring that our faith communities and organisations are targeted in our engagement activities and that the experiences of faith group members and the challenges they face are considered in the development of services and policy*
  - *Encouraging faith groups and their members to be involved in the reshaping and redesign of local services and places*
  - *Developing partnership working to deliver key policies and delivery of improved outcomes for residents*
  - *Supporting faith organisations to play an active role in the civic life of the borough through improved communication, and access to opportunities*
  - *Sharing training and learning opportunities between faith communities and the council*
  - *Providing equal treatment with non faith community and voluntary sector organisations in access to funding opportunities offered by the council.*
4. That it be noted that improved communication is a key facilitator of breaking down the barriers to engagement and relationship building, accessing services for congregation members and supporting faith organisations to develop their social action projects. To address this, that it be agreed that the council hosts two conferences a year bringing together council staff, faith groups and community sector organisations to act together to deliver the vision.
5. That the council will work in ways that are respectful, patient, transparent, empathetic and open so we are able to foster better understanding. Ways of working should facilitate networking and relationship building and as equal partners. We will develop and work on shared agendas and continue to talk and to grow the breadth and depth of our relationships with communities of faith so we continue to involve a wider network of faith organisations and diversity of faith groups.
6. That it be agreed that the focus of our relationship with faith communities will be to work together to:
- Celebrate faith and diversity of faith organisations in the borough
  - Support faith organisations and their approaches to supporting individuals who are a part of their congregations
  - Improve the lives of Southwark residents,
  - Support the council in delivery of key pieces of work,

- Improve the way in which the council is able to reach significant numbers of its residents,
- Ensure that the council is aware of the challenges that their worshippers face
- Support social integration and community cohesion in our neighbourhoods.

7. That paragraph 58 of the report be amended to request a report back in 6 months to cabinet.

## **11. FREE PRIMARY SCHOOL VISITS TO THE THEATRE PROGRAMME**

### **RESOLVED:**

That the proposed approach for developing a targeted programme to deliver the council plan target to:

*'Ensure every primary child gets a free visit to the theatre every year'* be agreed.

## **12. INTRODUCE WATER FOUNTAINS THROUGHOUT SOUTHWARK**

### **RESOLVED:**

#### **Decisions of the Cabinet**

1. That the target to increase the number of water fountains within Southwark to a total of 50 by 2021-22 and to ensure each ward has provision of at least one water fountain be approved.
2. That the funding bid to Greater London Authority (GLA) and Thames Water Oneless scheme, which if successful will fund five of the new fountains be noted.
3. That the approach to identifying water fountain locations in Southwark be approved.
4. That the funding strategy set out in the report in respect of water fountains not delivered under GLA and Thames Water's Oneless scheme be approved.

#### **Decision of the Leader of the Council**

5. That authority be delegated to the cabinet member for environment, transport management and air quality to approve the final approach and strategy of introducing water fountains throughout Southwark.

## **13. GATEWAY 1 - PROCUREMENT STRATEGY APPROVAL MAIN CONTRACTOR PROCUREMENT: ALBION NEW HOMES**

### **RESOLVED:**

1. That the procurement strategy outlined in the report for a two stage design and build contract through the Notting Hill Genesis (NHG) framework, for the construction of the Albion new homes schemes (consisting of two sites - the former Albion Civic Centre and former Albion Primary School) for an anticipated period of 32 months

commencing on 30 July 2019, at an estimated contract value of £22m, which includes the cost of the first stage tender process (pre-construction services agreement - PCSA) at an estimated value of £1.1m be approved.

2. That it be noted that that the award of the pre-construction services agreement (PCSA) will be approved as set out in paragraph 34 of the report by the relevant chief officer in accordance with contract standing orders and in consultation with the cabinet member for social regeneration, great estates and new council homes.
3. That the delegation of the award decision in the gateway 2 reports for the main works contract to the strategic director of housing and modernisation in consultation with the cabinet member for social regeneration, great estates and new council homes for the reasons noted in paragraph 37 of the report be approved.
4. That it be noted that the original procurement strategy agreed by cabinet on 5 October 2015 in relation to these sites, identified as part of lot A2 within the Southwark Regeneration in Partnership Programme (SRPP) did not proceed as further detailed in paragraphs 6 and 7 of the report. Therefore, the recommended procurement strategy outlined in the report will replace the original procurement.

**14. GATEWAY 1 - PROCUREMENT STRATEGY APPROVAL MAIN CONTRACTOR  
PROCUREMENT: CATOR STREET 2**

**RESOLVED:**

1. That the procurement strategy outlined in the report for a two stage design and build contract for the construction of Cator Street 2, comprising of extra care (flexi-care) housing, a day centre and community information hub at an estimated contract value of £19.8m for an anticipated period of 22 months commencing in November 2019 be approved.
2. That it be noted that the award of the pre-construction services agreement (PCSA), for an estimated £150,000, will be approved as set out in paragraph 28 of the report by the relevant chief officer in accordance with contract standing orders and in consultation with the relevant cabinet member.
3. That the delegation of the award decision in the gateway 2 report for the main works contract to the strategic director of housing and modernisation in consultation with the cabinet member for social regeneration, great estates and new council homes for the reasons noted in paragraph 31 of the report be approved.

**15. WALWORTH TOWN HALL INVESTMENT PROPOSAL**

**RESOLVED:**

1. That General Projects be approved as the preferred bidder for the Walworth Town Hall complex investment project.
2. That the council enter into an Agreement for Lease with General Projects to facilitate the preparation of planning and listed building applications for the scheme based on the concept set out in paragraph 32 of the report and subsequently to carry out the

approved works.

3. That the director of regeneration (in consultation with the cabinet member for growth development and planning) be asked to confirm that the proposals satisfy the requirements of paragraph 32 of the report before the planning and listed building applications are submitted to the local planning authority for determination.
4. That following satisfactory completion of the scheme in accordance with the Agreement for Lease a new lease be granted in accordance with the principal terms set out in paragraph 8 of the closed version of the report and substantially in paragraph 47 of the open report and authority be given to the director of regeneration to approve detailed terms.
5. That a grant of £2million be made to the preferred bidder on terms to be agreed in the agreement to lease. The principal purpose of these funds is to support the restoration of the designated community, arts and culture space.
6. That officers prepare a further report for cabinet within 12 months on the dedicated community/arts/culture space in the ground floor of the former Newington Library which will address:
  - a) a vision for the community, arts and culture space which meets the needs of the diverse Southwark population to be developed in consultation with stakeholders, community and General Projects
  - b) options for an operational model which can deliver on the council's commitment for community involvement in the management of the space.
7. That it be noted that the community, arts and culture provision within the Walworth Town Hall and new Walworth Library and Southwark Heritage centre combine to deliver 939m<sup>2</sup> of publically accessible space which exceeds the pre-fire figure of 650m<sup>2</sup> (these figures are based on current available information). This equates to a 44% increase of publically accessible space.

**16. 585 - 589 OLD KENT ROAD - ACQUISITION OF SITE TO DELIVER NEW COUNCIL HOUSING**

**RESOLVED:**

1. That pursuant to s120 of the Local Government Act 1972 and s9 of the Housing Act 1985, that the council be authorised to acquire the freehold interest in the property shown edged red on the plan at Appendix A of the report.
2. That the principal purchase terms set out in full in paragraph 4 of the closed version of the report and substantially in paragraph 22 of the open report be authorised.
3. That the acquisition through the housing revenue account (HRA) with the primary focus being the delivery of high quality council housing be authorised. Interim income derived from the acquisition will accrue to the HRA.
4. That authority be delegated to the director of regeneration to agree the detailed terms of the acquisition.

## **17. LAND ADJOINING THE HOLLINGTON CLUB AT 56-60 COMBER GROVE SE5**

### **RESOLVED:**

1. That the land shown edged in black on the OS plan at Appendix 1 of the report that is currently held for housing purposes be confirmed as no longer required for those purposes and that the appropriation of the land to planning purposes following the grant of planning permission to facilitate the carrying out of the development proposals 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 the sale of the land amounting to approximately 200 sq. m shown edged in black on the OS plan at Appendix 1 of the report to the adjoining owner of 56-60 Comber Grove SE5 be approved and that the capital receipt that will be generated by it be noted.
3. That following completion of appropriation of the land described at paragraph 1 of the report, the land shown edged in black at Appendix 1 of the report be sold freehold to facilitate the carrying out of development proposals for the area in accordance with section 233 of the Town and Country Planning Act 1990.
4. That the director of regeneration be authorised to negotiate and agree terms for a successful sale of the land shown edged in black on the OS plan at Appendix 1 of the report with the adjoining land owner of 56-60 Comber Grove SE5 and its development partner.
5. That the formal, extensive consultation that has been undertaken by the adjoining land owner of 56-60 Comber Grove SE5 and its development partner with key stakeholders, including residents and in consultation with ward members throughout the design development be noted and that the resident engagement carried out by the council to comply with its statutory requirements under section 105 of the Housing Act 1985 also be noted.

## **18. IMPACT OF BREXIT ON SOUTHWARK - PROGRESS REPORT**

The report had not been circulated five clear days in advance of the meeting. The chair agreed to accept the report as urgent as cabinet had requested a progress report on Brexit impact and preparedness. Given the current date of the UK withdrawal from the EU is planned for 29 March 2019, the next available cabinet would have been too late to consider a progress report ahead of Brexit itself.

### **RESOLVED:**

1. That progress on work following adoption of the recommendations from the Southwark Brexit Panel in January 2019 be noted.
2. That a progress report be brought to the next cabinet meeting.

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

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.

### **19. WALWORTH TOWN HALL INVESTMENT PROPOSAL**

The cabinet considered the closed information relating to this item. Please see item 15 for the decision.

### **20. 585 - 589 OLD KENT ROAD - ACQUISITION OF SITE TO DELIVER NEW COUNCIL HOUSING**

The cabinet considered the closed information relating to this item. Please see item 16 for the decision.

### **21. LAND ADJOINING THE HOLLINGTON CLUB AT 56-60 COMBER GROVE SE5**

The cabinet considered the closed information relating to this item. Please see item 17 for the decision.

The meeting ended at 5.50pm.

**CHAIR:**

**DATED:**

**DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 17 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS MIDNIGHT, WEDNESDAY 20 MARCH 2019.**

**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.**