

## Overview & Scrutiny Committee

MINUTES of the OPEN section of the Overview & Scrutiny Committee held on Thursday 8 July 2021 at 7.00 pm at 160 Tooley Street, London SE1 2QH

---

**PRESENT:** Councillor Ian Wingfield (Chair)  
Councillor Victor Chamberlain  
Councillor Humaira Ali  
Councillor Anood Al-Samerai  
Councillor Peter Babudu  
Councillor Jack Buck  
Councillor Dora Dixon-Fyle (Reserve)  
Councillor Gavin Edwards  
Councillor Sarah King  
Councillor Margy Newens  
Marcin Jagodzinski (Co-opted Member)

**OFFICER SUPPORT:** Norman Coombe, Head of Corporate Team, Legal  
Everton Roberts, Head of Scrutiny

### 1. APOLOGIES

Apologies for absence were received from Councillor Victoria Olisa, Councillor Leanne Werner and Martin Brecknell, Co-opted Member.

Apologies for lateness were received from Councillor Humaira Ali and Councillor Peter Babudu.

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

The chair gave notice of a late item of business which had not been listed on the main agenda - Item 10, Healthwatch Southwark Annual Report 2020-21.

The chair informed the meeting that late agenda papers were contained on supplemental agendas No. 1 and supplemental agenda No. 2 as follows:

(Supplemental Agenda No. 1)

Item 7 – Annual Borough Plan Performance Report

Item 8 – Southwark Equality Framework [Cabinet Report]

Item 10 – Healthwatch Southwark Annual Report 2020-21

(Supplemental Agenda No. 2)

Item 6 – Scrutiny Review – Regeneration (Old Kent Road Opportunity Area)

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

In respect of item 6, Scrutiny Review – Regeneration (Old Kent Road Opportunity Area), Councillor Victor Chamberlain declared that one of the completed developments in the Old Kent Road opportunity area was delivered by a company that he used to work for.

### **4. MINUTES**

It was reported that the outstanding Minutes would be submitted to the next meeting for approval.

#### **RESOLVED:**

That the Minutes of the meeting held on 24 May 2021 be approved as a correct record.

### **5. SCRUTINY REVIEW - REGENERATION (TRANSPORT FOR LONDON)**

This item was taken in conjunction with Item 6. See item 6 for detail.

### **6. SCRUTINY REVIEW - REGENERATION (OLD KENT ROAD OPPORTUNITY AREA)**

This item was considered in conjunction with item 5.

The committee received a presentation from Chris Porter, Major Projects Manager in TfL City Planning, and Beth Havelock, TfL Spatial Planning Team on delivering transport and good growth in the London Borough of Southwark.

The committee then received a presentation from Colin Wilson, Head of Regeneration (Old Kent Road) on the Old Kent Road opportunity area. Also in attendance were Tim Cutts, Senior Regeneration Manager and Pip Howson, Transport Policy Team Leader.

Following the presentations, questions were asked and discussion held around the following:

- Pace of delivery of consented homes.
- Reliance on too few developers.
- Affordability of new homes in Old Kent Road opportunity area.
- Working with developers and housing associations connected with cladding issues not undertaking remedial work.
- Engagement with residents and businesses (particularly industrial businesses).
- Deliverability of regeneration in light Brexit and HS2 impact on labour market materials.
- Demand around different property size, one to two, versus three to four bedroom.
- Sustainable homes and green spaces and suitability for a future climate.
- Future provision of car (electric car) and cycle spaces in new developments.
- Government's proposals for planning reform, in particular changes to Section106 and Community Infrastructure Levy into a proposed single levy, and whether there has been any assessment of these potential reforms and impact on long term planning, and potential for developers with planning permission to come back and renegotiate if the single levy is introduced.
- Certainty of Bakerloo Line Extension being delivered and impact on current plans if extension does not happen – impact on affordable housing levels in schemes and residents in the newly built homes being able to commute.
- Access to green space
- Delivery on the positive social outputs, and managing risk relating to matters that the local authority can control (discounting external factors).
- Installation of heating technologies (gas boiler alternatives) fit for the future and rainwater harvesting systems.
- Delivery of strategy being informed by current politics of the Mayor, and threat to political strategy due to financial challenges to TfL.
- Providing carbon neutral transport infrastructure.
- Innovative ways for decreasing transport pollution along Old Kent Road.
- Plans for extra buses in light of financial agreements relating to buses in planning applications.
- Whether there are alternative plans if Bakerloo Line Extension is not delivered (Plan B).
- Level of consultation and engagement with communities by TfL.

## **7. ANNUAL BOROUGH PLAN PERFORMANCE REPORT [CABINET REPORT]**

This item was included with the agenda for information only.

**8. SOUTHWARK EQUALITY FRAMEWORK [CABINET REPORT]**

This item was included with the agenda for information only.

**9. WORK PROGRAMME**

The scrutiny commission chairs informed the committee of their proposed work programmes for the 2021-22 year.

**RESOLVED:**

That the work programme as at 8 July 2021 be noted.

**10. HEALTHWATCH SOUTHWARK ANNUAL REPORT 2020-21**

This item had not been included with the agenda 5 clear working days in advance of the meeting. The chair agreed to accept the item as urgent to enable timely consideration of the annual report.

**RESOLVED:**

That the annual report be noted.

The meeting ended at 10.32 pm

**CHAIR:**

**DATED:**