



Cabinet

MINUTES of the OPEN section of the Cabinet held on Monday 22 July 2024 at the Council Offices, 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Kieron Williams (Chair)
Councillor Evelyn Akoto
Councillor John Batterson
Councillor Stephanie Cryan
Councillor Helen Dennis
Councillor Natasha Ennin
Councillor Sarah King
Councillor Portia Mwangangye

1. APOLOGIES

Apologies for absence were received from Councillors Jasmine Ali and James McAsh.

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

There were none.

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

There were none.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 17 June 2024 be approved as a correct record and signed by the chair.

6. PUBLIC QUESTION TIME (15 MINUTES)

There were none.

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 (the request had been received in line with the council's constitutional deadline for the receipt of deputation requests).

RESOLVED:

1. That the deputation request from AGE UK London Loos campaign be heard.
2. Representatives from the deputation addressed cabinet for a total of five minutes and questions were asked of the deputations for a period of five minutes.
3. Councillor Kieron Williams, leader of the council gave a commitment to develop a Southwark publicly accessible toilet plan, to come back to a future cabinet meeting, working in partnership with the deputation.

8. AYLESBURY ESTATE UPDATE - CURRENT PHASES

The following representatives from the Aylesbury addressed cabinet to highlight several issues and comments:

- Jean Bartlett, resident and involved in regeneration of estate for many years
- Barbara Cole, chair of Aylesbury tenants and residents' association
- Harry Matthews, chair of Thurlow Lodge tenants and residents' association.

Councillor Helen Dennis, cabinet member for new homes and sustainable development advised that the last line of the second paragraph of her foreword should follow through to the next paragraph (currently a line break).

RESOLVED:

That the following be approved:

1. The re-profiling of £20.4m of previously approved spend for the project, for years 2024-27.
2. The re-profiled expenditure of an estimated £1,215,000 (based on the current policy allowance of £8,100 per household, from October 2023) and £112,500 for approximately 150 secure tenants as discretionary payment for those who may move to the First Development Site B (FDS B). The calculations for which are set out in paragraph 37 of the report.
3. The expenditure of approximately £351,000 (based on the previous policy allowance for homeloss payment of £7,800 per household) as a discretionary back payment to 45 secure tenants who have moved from Phase 4 to First Development Site (FDS A), in line with the approval in recommendation 2 of the report.
4. The expenditure of approximately £427,500 for homeloss and disturbance payments to secure tenants in Phases 2b, C and 3 which have decant status, be paid from the existing, approved leasehold budget.
5. The termination of the agreement with Creation Trust Southwark community interest company (CIC).
6. The appointment of specialist consultants to undertake negotiations on the purchase of commercial units to provide vacant possession to the developer and where possible avoid the establishment being taken forward in any future compulsory purchase orders.
7. The delegation of authority to activate Phase 4 as a decant phase to the managing director of Southwark Construction, in consultation with the strategic director of housing, the leader and relevant cabinet members, should this become necessary to accelerate the building programme.
8. The delegation of authority to negotiate and approve any proposal for a variation of the development partnership agreement with the developer for the purpose of enabling the delivery of Phase 2b, to the managing director of Southwark Construction, in consultation with the strategic director of housing, the strategic director of finance, the leader and relevant cabinet members for expediency purposes to prevent any delays in progressing the phase.
9. The delegation of authority to the managing director of Southwark Construction in consultation with the strategic director of housing, the leader and relevant cabinet members, to give them the ability to commission any surveys and investigations that may be applicable or in the council's interest to understand market conditions that may impact or influence the deliverability of the regeneration programme.
10. The delegation of authority to the director of planning and growth and the

managing director of Southwark Construction, to give them the ability to offer an alternative solution for the purchase of leasehold properties within Phase 2b, up to the value of £450,000 which; may fall outside the general policy and be outside of the borough for estate regeneration schemes as required to secure vacant possession.

9. SOUTHWARK 2030 - PUBLICATION

RESOLVED:

1. That the Southwark 2030 strategy (Appendix 1 of the report) be approved.
2. That the following work will be undertaken to take forward the delivery of the strategy and request that each of these documents comes back to cabinet for agreement:
 - A Southwark 2030 partnership action plan to set the key actions that partners in Southwark (including the council, NHS, police and voluntary, community, business, education and cultural sectors) will take forward together to deliver the strategy (in autumn 2024)
 - A Southwark 2030 outcomes framework, to set out the shared success measures that the council and our partners will use to track our impact in delivering the strategy (in autumn 2024).
 - An updated council delivery plan (in autumn 2024).
 - An update of the council's capital programme (in autumn 2024).
 - An update of the council's procurement framework (in early 2025).

10. SOUTHWARK LAND COMMISSION

Councillor Helen Dennis, cabinet member for new homes and sustainable development confirmed several updates to the report/appendices as follows:

- That the final paragraph of Appendix 1 should read:

We will continue to lobby on key issues - especially the abolition of Right to Buy; the prioritisation of social rent housing and a reformed Compulsory Purchase Order process. Southwark is already taking a leading role in advocacy around the future of council housing. We will also work with partner organisations, including London Councils, the LGA and the Southwark Land Partnership to achieve our goals in response to a fast-changing policy and political environment.

The paragraph which currently starts: "The reason why this is shown...." will be deleted.

- Paragraph 12 of the cabinet report and Appendix 1, page 7: reference to pilot

sites and widening participation. Add the word 'potential' to Thorburn Square.

RESOLVED:

1. That the series of actions set out the council's draft response to the Southwark Land Commission report set out in Appendix 1 and the action plan set out in Appendix 2 of the report be agreed.
2. That the finalisation of the wording and design of the council's draft response to the Southwark Land Commission report prior to publication be delegated to the cabinet member for new homes and sustainable development.
3. That the terms of reference and membership of the Southwark Land Partnership be delegated to the cabinet member for new homes and sustainable development.

11. SOUTHWARK'S NEW HOMES UPDATE

RESOLVED:

1. That the update position on the council new homes delivery programme along with the achievements to date be noted.
2. That it be noted that the report sits alongside the gateway 1 Southwark construction new homes programme 2022-2026 procurement strategy which sets out the delivery route for the next portion of the council homes programme.

12. GATEWAY 1 - SOUTHWARK CONSTRUCTION NEW HOMES PROGRAMME 2022-2026 PROCUREMENT STRATEGY

RESOLVED:

Decisions by the Cabinet

1. That the procurement strategy, as detailed in paragraphs 51 to 119 of the report to appoint development partners for mixed tenure housing schemes, including council homes and key worker homes, across at least two lots for use until 31 March 2031 be approved, using the following routes in line with the council's contract standing orders (CSO) which includes:
 - a. A restricted procurement strategy or competitive dialogue, compliant with procurement regulations, in line with the Public Contract Regulations (PCR) (2015) or Procurement Act (PA) (2023), is adopted as set out in paragraphs 53 to 70 of the report to award development agreements for at least two lots of new homes packages.

- b. In lieu of a payment for the land, a pre-determined policy compliant percentage of affordable housing, including council homes and key worker homes, would be returned to the council upon completion reflecting our investment and scheme viability with the developer partner retaining the private housing, under a long lease term of up to 999 years. Other benefits, financial or otherwise may be received in addition subject to scheme feasibility and viability.
2. That it be noted that this report affords the council a route to market by leveraging its land holdings and utilising Greater London Authority (GLA) Affordable Housing Programme Grant and other potential grant sources, such that the council can present an attractive package of opportunities to the market, in return for the delivery of new affordable homes and potentially other benefits.
3. That it be noted the failure to make decisions on this programme in a timely fashion will hinder the ability of the council to meet target start on site dates, set by the GLA Affordable Housing Programme, which in turn would threaten a potential allocation to the council of over £116m.
4. That it be noted subject to the performance of the development partnership, and at the discretion of the council, further sites could be added in the future (up to 2031) which would be subject to separate approval via individual decision making (IDM).
5. That it be noted that the development agreements will include procurement of works to deliver new homes in lieu of land payment and include lease arrangements as set out in paragraphs 162 to 168e of the report.
6. That it be noted that the initiation of the procurement exercise outlined in this gateway (GW) 1 report and the financial position throughout all milestones, is subject to the approval of the feasibility budget by housing revenue account (HRA) recovery board and the strategic director of finance.

Decisions by the Leader of the Council

7. That the final approval via individual decision making (IDM) be delegated to the cabinet member for new homes and sustainable development, in consultation with the strategic director of housing, the strategic director of finance and the strategic director of planning and growth, to agree the lotting strategy (including consideration for a portfolio approach), and subsequent approval of the final package of sites within the new homes packages on completion of the site due diligence exercise detailed in paragraphs 22 to 28 of the report; the delegation is subject to the sites meeting the selection criteria set out in paragraphs 24 and 36 of the

report and on the basis that there are clear exit routes pre-contract and post-contract.

8. That the final approval for the preferred procurement route for at least two outlined lots in recommendation (a) be delegated to the cabinet member for new homes and sustainable development, in consultation with the strategic director of housing, the strategic director of finance and the strategic director of planning and growth, with the further sites added in the future (up to 2031) at the discretion of the council and subject to a further IDM approval.
9. That the gateway (GW) 2 contract award decision, through one of the procurement options outlined in recommendation 1a and inclusive of the approval to divest the land for the lease, disposal or acquisition (where required), and only where award is at no additional cost to the council, be delegated to the cabinet member for new homes and sustainable development, in consultation with the strategic director of housing, the strategic director of finance, and the strategic director of planning and growth, for programmatic reasons which are set out in paragraph 89 to 92 of the report.
10. That the disposal of land (including grant of leases) and acquisition of land (if there is to be any sub-lease back to the council of affordable units and other space) be delegated to the cabinet member for new homes and sustainable development in consultation with the strategic director of housing, the strategic director of finance, and the head of property.

13. 177 ABBEY STREET, SE1, KEY WORKER HOUSING AND COMMUNITY FACILITY, GATEWAY 1 DEVELOPMENT PARTNER PROCUREMENT VIA PAGABO FRAMEWORK

RESOLVED:

1. That the strategy outlined in the report to procure a development partner (DP), via the Pagabo Framework, to deliver, via a development agreement (DA) for a development at 177 Abbey Street, comprising the delivery of circa 100 keyworker housing (KWH) units and a community facility, and to undertake the management and maintenance of the building and the administration of the KWH lettings for a lease period of 40 years be approved.
2. That the council underwriting 50% of the preferred bidder's costs for the pre-development agreement (PDA) period, to a capped maximum £750k, payable only in the event of unsuccessful PDA outcomes (failure to achieve planning) from the regeneration and development fund reserves, general fund, and not payable in the event of the preferred bidder choosing to withdraw be approved.

3. That the gateway (GW2) decision to award to the pre-development agreement to the preferred bidder be delegated to the strategic director of finance in consultation with the head of property and the cabinet member for new homes and sustainable development.
4. That it be noted that the council will enter into a development agreement with the preferred development partner, upon successful completion of the pre-development agreement outcomes, comprising planning consent and conclusion of the detailed negotiations and estimated to take a period of between nine and 12 months.
5. That the award of the development agreement, disposal of land and acquisition of land, and other appropriate documentation (including the granting of a lease over the council's land for a 40-year period, an agreement for lease, and scope to grant a new lease beyond the initial lease period), be under delegated authority to the strategic director of finance in consultation with the head of property and the cabinet member for new homes and sustainable development be approved.
6. That the cost of the use of the Pagabo framework, payable upon successful conclusion of the development agreement, anticipated to be £95k (of which £75K at signing of the development agreement plus 1% of the pre-development agreement costs, circa £20k be approved.
7. That the decision with regards to any changes in the funding strategy (currently grant funding) be delegated to the strategic director of finance.

14. AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT (SPD)

RESOLVED:

1. That the affordable housing supplementary planning document (SPD) be agreed for public consultation.
2. That the consultation plan and supporting documentation be noted.

15. HOUSEHOLDER SUPPLEMENTARY PLANNING DOCUMENT (SPD)

RESOLVED:

1. That the householder development supplementary planning document (SPD) be agreed for public consultation.
2. That the consultation plan and supporting documentation be noted.

16. CLIMATE AND ENVIRONMENT SUPPLEMENTARY PLANNING DOCUMENT (SPD)

RESOLVED:

1. That the climate and environment supplementary planning document (SPD) be agreed for public consultation.
2. That the consultation plan and supporting documentation be noted.

17. PECKHAM STATION UPGRADE: CONTRIBUTION TO DOVEDALE COURT ENTRANCE

RESOLVED:

1. That a contribution £1m as match funding from strategic community infrastructure levy funding to Network Rail for the construction of new public realm to the rear of Peckham Rye Station in Dovedale Court to accommodate the current overcrowding and future increase in passenger flows generated by development and growth in this part of the borough be agreed.
2. That authority be delegated to the strategic director of finance to finalise a contractual agreement with Network Rail on this basis.

18. ELEPHANT AND CASTLE TOWN CENTRE – COMPULSORY PURCHASE ORDER UPDATE

RESOLVED:

1. That the submission by the council of a Supplementary Statement of Case for the compulsory purchase order (CPO) which will reflect the proposed amendments to the West Site of the scheme as outlined in the report be endorsed and that the CPO should be promoted on this basis.
2. That it be noted that further planning permission may be sought (to the extent required) for the East Site Phase 2 element of the scheme as set out in the report, and that this will also be referred to in the Supplementary Statement of Case.
3. That the director of planning and growth be authorised on behalf of the council to take all necessary, ancillary or incidental steps to give effect to the recommendations in the report.

19. GATEWAY 1 PROCUREMENT STRATEGY FOR DELIVERY OF 0-19 COMMUNITY PUBLIC HEALTH SERVICES

RESOLVED:

1. That the procurement strategy for delivery of 0-19 children's community public health services of single supplier negotiation with Guy's and St Thomas' NHS Foundation Trust to agree to a contract for an initial period of two years and six months from 1 October 2024 with an option to extend for two years be approved.
2. That the approval of the award of the contract, following the completion of the negotiation, be delegated to the strategic director for children and adult services, in consultation with the cabinet member for health and wellbeing.
3. That it be noted that the total estimated maximum figure for the contract is £6.8M per annum, or £30.5M over the term of the contract if the option for extension is exercised.

20. POLICY AND RESOURCES: FINANCIAL REMIT REPORT

RESOLVED:

1. That the three-year medium term financial strategy (MTFS) agreed by council assembly in February 2024 be noted.
2. That the new general fund revenue budget process for 2025-26 be noted.
3. That the new capital governance process for new capital bids be noted.
4. That the focus on the financial sustainability of the housing revenue account (HRA) be noted.

21. POLICY AND RESOURCES: CAPITAL OUTTURN REPORT 2023-24

RESOLVED:

1. That the outturn and resources for 2023-24 and future years for both the general fund and housing investment programmes as detailed in Appendices A and C of the report be noted.
2. That the borrowing requirement of £375m which needs to be identified for the general fund programme to be fully delivered over the remaining term of the programme, as detailed in Appendix A of the report be noted.
3. That the borrowing requirement of £831m for the housing investment

programme to be fully delivered over the remaining term of the programme, as detailed in Appendix C of the report be noted.

4. That the virements and variations to the general fund and housing investment capital programme as detailed in Appendix D of the report be approved.

22. POLICY AND RESOURCES: OUTTURN REVENUE MONITORING REPORT 2023-24

RESOLVED:

1. That the interdepartmental budget movements that exceed £275k, as shown in Appendix 1 of the report be approved.
2. That the housing revenue account (HRA) overspend of £16.4m and the mitigating actions, including additional borrowing required for asset management be noted.
3. That the utilisation of the £4m contingency together with £1.4m of risk reserve to offset the overall adverse variance and present a balanced general fund outturn position for 2023-24 be noted.
4. That the key adverse variations and budget pressures and mitigating actions underlying the outturn position be noted:
 - (i) Housing revenue account (paragraphs 13-28 of the report)
 - (ii) Home to school transport (paragraph 45 of the report)
 - (iii) Pressures in the No Recourse to Public Funds (NRPF) (paragraph 58 of the report)
 - (iv) The continuing budget pressures on temporary accommodation (paragraphs 75-76 of the report).
5. That the interdepartmental general fund budget movements that are less than £275k as shown in Appendix 1 of the report be noted.
6. That the positive variance of £1.98m in the ring-fenced dedicated schools grant (DSG) reducing the overall deficit to £9m as at 31 March 2024 (paragraph 47 of the report) be noted.

23. HOUSING DEPARTMENT SENIOR MANAGEMENT STRUCTURE

RESOLVED:

1. That the creation of a new director of housing needs and support be noted.
2. That the deletion of an existing, vacant senior management post, the director of major estates, meaning the creation of the new director post is not an

additional cost be noted.

3. That the proposal to create a new assistant director of planned maintenance be noted.
4. That it be noted that the proposal to delete an existing senior management post, senior strategic business manager, meaning the creation of the new assistant director post is largely offset by the saving achieved from deleting the senior strategic business manager post.
5. That it be noted that proposals in the report directly affect a small number of employees and are therefore subject to consultation with those employees and their trade union representatives.
6. That authority be delegated to the strategic director of housing, to finalise and implement the proposed changes once consultation with directly affected employees and their trade union representatives has been completed and all consultation responses have been taken into account.

24. BOROUGH GENERIC EMERGENCY PLAN AND CORPORATE BUSINESS CONTINUITY PLANS 2024

RESOLVED:

1. That that the annual review of the generic borough emergency plan with the understanding that further lessons from incidents and exercises will continue to be incorporated into future learning and planning be agreed.
2. That updated councillor briefing sessions are put in place to inform both existing and new councillors of their role in emergency planning and to inform future development of incident management.
3. That it be noted that the council's emergency arrangements will continue to be guided by pan-London resilience standards and approach, including any ongoing arrangements resulting from the review of the national COVID-19 response and other enquires such as phase two of the Grenfell enquiry.

25. REPORT OF THE HEALTH AND SOCIAL CARE SCRUTINY COMMISSION - ACCESS TO TOILETS

RESOLVED:

1. That the recommendations of the health and social care scrutiny commission: access to toilets scrutiny review report, Appendix A, as set out on page 3 – 5 of the report be noted.

2. That the recommendations from the commission be considered and that the relevant cabinet member reports back to cabinet on the recommendations, as set in the report.

26. REPORT OF THE ENVIRONMENT SCRUTINY COMMISSION - SUSTAINABLE FREIGHT

RESOLVED:

1. That the recommendations of the environment scrutiny commission: sustainable freight scrutiny review report, Appendix A, as set out on page 4 – 6 of the report be noted.
2. That the recommendations be considered from the commission and that the relevant cabinet member reports back to cabinet on the recommendations, as set out in the report.

27. REPORT OF THE EDUCATION AND LOCAL ECONOMY SCRUTINY COMMISSION - SCHOOL AMALGAMATIONS AND CLOSURES

RESOLVED:

1. That the recommendations from the education and local economy scrutiny commission arising from the scrutiny review of school amalgamation and closures in the London Borough of Southwark, paragraphs 13 to 27 of the report be noted.
2. That the recommendations from the education and local economy scrutiny commission be considered and that the relevant cabinet member reports back to cabinet within eight weeks.

28. REPORT OF THE HOUSING, COMMUNITY SAFETY AND COMMUNITY ENGAGEMENT SCRUTINY COMMISSION - REVIEW OF HOUSING ALLOCATIONS, HOMELESSNESS AND HEATING AND HOT WATER OUTAGES AND POLICING IN SOUTHWARK

RESOLVED:

1. That the recommendations from the housing, community safety and community engagement scrutiny commission arising from the scrutiny review of housing allocations, homelessness, and heating and hot water outages, fire safety and policing in the Borough of Southwark, paragraphs 16 to 30 be noted.
2. That the relevant cabinet member reports back to cabinet on the recommendations within eight weeks.

29. REPORT OF THE EDUCATION AND LOCAL ECONOMY SCRUTINY COMMISSION - COMMUNITY WEALTH BUILDING YOUTH EMPLOYMENT

RESOLVED:

1. That the recommendations from the education and local economy scrutiny commission arising from the scrutiny review on community wealth building and employment in the London Borough of Southwark, paragraphs 10 to 16 of the report be noted.
2. That the recommendations from the education and local economy scrutiny commission be considered and that the relevant cabinet member reports back to cabinet within eight weeks.

30. MOTIONS REFERRED FROM COUNCIL ASSEMBLY

RESOLVED:

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

Southwark 2030: a proud history and a vibrant future: harnessing all of the strengths of our borough to deliver opportunity for all

Notes

Southwark is a truly remarkable place. Our borough's success builds on our rich history. For centuries, Southwark has been a centre of diversity, creativity and innovation. We have much to be proud of, and every reason to have high ambitions for the decades ahead.

To continue to achieve those ambitions we must unite our community with common cause in delivering the future to which we aspire. That is why the council is working with the people and organisations of our borough to agree our shared Southwark 2030 plan. Thousands of Southwark residents and hundreds of Southwark organisations have already been involved in shaping this plan. This work is ensuring that we agree the right shared goals for the future of our borough.

Our greatest strength is the people of our borough, and the plan will therefore at its core be one that unlocks their potential. For centuries, people from across Britain and around the world have been drawn to Southwark to work, to study and make this borough their home. From the first Roman and Anglo Saxon settlers, to Flemish weavers in the fourteenth century, Dutch pottery makers in the sixteenth century and Irish labourers in the eighteenth century, to the Windrush generation from the Caribbean and Commonwealth, people from across Africa, South

America, Europe and China, alongside many more people from around the world and across our country, generation after generation, have brought new ideas and cultures that have come together to make Southwark one of the most diverse and creative places in the world. Our Southwark 2030 plan will draw on all of the talent in our community to deliver the change our borough needs.

To achieve the true potential of Southwark we need to unite the people and organisations of our borough with common purpose in delivering the big changes that our community need. That is why our Southwark 2030 plan will be one jointly owned and agreed, not just by the council as the democratic leadership of the borough, but also by our wider community, public services, business, education and cultural sectors. A shared plan setting out our shared ambitions and commitment to deliver them, together with our brilliant schools and universities, our world leading hospitals, innovative businesses and vibrant voluntary, community, faith, arts and cultural sectors all playing their part.

We have many successes to build on. In the last 14 years, Southwark has achieved so much, in very hard times. Working with the community to deliver what Southwark residents want, despite huge funding pressures imposed on local public services, including the council, schools, and our NHS, from Liberal Democrat and Conservative governments.

To give just a few examples of our successes, over recent years we have:

- **Transformed our schools**, from being some of the worst in the country to being some of the best, with 98% now rated as Good or Outstanding. Our schools also have a nationally leading offer of free healthy school meals and mental health support.
- **Created thousands of good jobs**, and supported thousands of Southwark residents into them, with the number of jobs in our borough at a record high, our employment rate lifted from below the London and national average to above both, and more apprenticeships created than any other London borough.
- **Built more council and social rent homes than any other council**, with over 3,000 new council homes built or under construction and more social rent homes started than any other borough in the country since 2015.
- **Delivered new and better parks, libraries, leisure centres and theatres**, opening six new libraries since 2010, new leisure centres and parks opened and under construction at Elephant and Castle and Canada Water, millions of pounds invested in our existing parks including the complete transformation of Burgess Park, and seven new theatres opened across our borough.

The Southwark 2030 plan will build on these successes and the many others our community and Labour run council are already delivering together.

In an ever-changing national and global political environment, we must continue to raise our ambitions for our borough, making sure we are the driving force behind what happens to Southwark and the people that live, work and study here.

Last year the council embarked on Southwark 2030, to outline a shared vision for the borough, developed by people who live, work, and study in Southwark.

The development of the plan is being undertaken collaboratively with our borough community. Over 5,000 people have been involved a programme of engagement through our Social Life, Life After Covid and Southwark 2030 involvement processes.

The Southwark 2030 engagement plan has been co-designed with local community groups and public sector partners. The comprehensive approach has reached a full range of Southwark residents. Including in-depth conversations with people who live, work, study and visit the borough, held in local venues across the borough. Thirty listening events hosted by a wide range of local community and voluntary groups, organised to reach residents who are often less heard, including events hosted by women's, older people's, LGBTQ+, migrants, parents, youth, disability and religious groups. Representative surveys of Southwark residents on their aspirations for their families and our borough. Decision at empowering ward forums. Work with schools and youth groups to hear the views of children and young people.

With local groups and organisations also given the opportunity to drive the direction of the Strategy and partners from the voluntary sector, NHS, schools universities, Police and cultural institutions activity engaged throughout.

During the consultation process residents have shared the things they love about Southwark: our vibrant and diverse culture, our fantastic schools, our drive to deliver good quality housing, our thriving small business and town centres, our green spaces and our accessible leisure centres.

We also learned about the priorities that people in Southwark want to see progress; even more and better affordable homes, reducing anti-social behaviour, increased access to the mental health support, creating cleaner air, extra chances to gain good jobs and skills, increased opportunities for young people and making sure everyone feel part of a community.

Southwark 2030 will build on what residents have told us, and ensure we have a shared plan focused on delivering on the goals that matter to our residents, ensuring:

- Children can flourish
- People can have good homes, that they can afford
- Our borough is safe
- We improve health and especially mental health
- There are good jobs for Southwark residents

- Our environment is clean and healthy
- Our neighbourhoods are great places to live.

Above all the plan will focus on closing the gaps across our community in each of the above areas. Because whilst our borough, city and country are full of opportunity, the gaps across our society means too many people in Britain today are being left behind. In Southwark, we are determined to lead in the way in closing that gap.

The work in these areas will be guided by overarching principle to guide our borough's plan between now and 2030:

- Reducing inequality
- Investing in prevention
- Empowering people.

Southwark 2030: a proud history and a vibrant future: harnessing all of the strengths of our borough to deliver opportunity for all.

1. Council assembly resolves to:
 - a. Thank everyone who was involved in the engagement process so far across our community and voluntary, public, business, education and cultural sectors.
2. Council assembly asks cabinet to:
 - a. Finalise and agree our Southwark 2030 Plan. This plan should deliver on the priorities of our community, including those set out above, and be developed in partnership with residents and organisations of our borough.
 - b. Establish a new partnership structure with local public services, anchor organisations and key businesses to ensure that they are part of delivering this vision.
 - c. Utilise this partnership to develop and agree actions that focus on the transformation changes we want to make together as we look to the future.
 - d. Allocate the Southwark 2030 fund towards delivering that plan, ensuring the funding is used to deliver on these priorities.
 - e. Put in place annual reporting on the progress in delivering the plan, and the goals within it.

Back the Bakerloo Line Extension

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

1. Council Assembly believes:
 - a. The Bakerloo Line Upgrade and Extension will deliver for people and businesses across our city and country, creating a more connected, productive and sustainable city and supporting the national economic growth our country needs.
 - b. The Bakerloo Line is an iconic part of the Underground, and a vital piece of economic infrastructure with 920,000 jobs – one in six in London – within a 12-minute walk of a station.
 - c. The Bakerloo Line Upgrade and Extension would have a transformational impact on London, by:
 - i. Boosting the economy:
 - Supporting 150,000 jobs in total, including nearly 10,000 directly
 - Creating 190,000 sqm of new commercial floorspace,
 - Generating £1.5bn of GVA per year
 - ii. Tackling the housing crisis:
 - Supporting 107,000 homes along the entire line
 - This includes unlocking 20,400 new homes as a direct result of the extension
 - iii. Greening our transport network:
 - Creating 150,000 additional public transport trips
 - 20,800 fewer car trips daily
 - Improving connectivity, with travel time from Old Kent Road to Oxford Circus cut by nearly two thirds from 38 minutes to 13 minutes;
2. Council Assembly notes:
 - a. The recent major construction milestone with a “bottoming out” ceremony for the new integrated ticket hall at Elephant and Castle’s Northern line tube station. The ITH will serve as the primary entrance to the Northern Line and represents the first piece of substantial infrastructure to support the proposed Bakerloo Line extension
 - b. Over the last decade, the council has invested over £70m into the Elephant & Castle tube upgrade, providing a new step-free station and integrating the Northern line with the Bakerloo Line and its anticipated extension.
 - c. That the Mayor of London, and the Deputy Mayor for Transport,

have offered their vocal support for the Bakerloo Line Extension.

- d. Southwark's Cabinet have just agreed an allocation of Strategic CIL of £350,000 towards the Elephant and Castle over-ground station and £250,000 towards the Bakerloo Line Extension.
 - e. The Bakerloo Line Extension now has support from numerous Councils across London and the Leader of the Council Kieron Williams has been a key voice in rallying and securing this support.
 - f. The Bakerloo Line Extension is vital to delivering new homes, jobs and green spaces in the Old Kent Road Opportunity Area – 20,000 new homes in total, which are much needed given the current housing crisis.
 - g. That Southwark has an impressive record of affordable housing delivery along the Old Kent Road. Of the 3,333 homes already delivered or on site there, over 50% are affordable. The Bakerloo Line Extension would enable us to deliver many more genuinely affordable homes that Southwark residents need.
 - h. The Bakerloo Line Upgrade and Extension cannot happen without more support from government. Transport for London (TfL) has succeeded in boosting passenger numbers and restoring finances after the devastating impact of the pandemic. However, as with all major transport networks, TfL will need ongoing support with capital funding to maintain the network and invest in future growth.
 - i. The Government announced a short sighted and insufficient one-year capital investment deal for TfL in December. However, this provides only £250m next year, half the £500m to £600m TfL requires annually from government to meet its capital needs.
3. Council Assembly resolves to:
- a. Continue to campaign for the Bakerloo line extension working with TfL, the Mayor of London, councils across London and our wider community
 - b. Work with the Mayor of London to continue to deliver major upgrades to the transport network in Southwark to deliver for Southwark Residents including through increased bus capacity, including a Bakerloo Bus, on the Old Kent Road.
 - c. Ask the Cabinet to produce a new piece of work outlining a path to secure the necessary funding from government that would see the BLE come to fruition

- d. Ensure there is continued investment from Southwark's Strategic Community Infrastructure Levy into the Bakerloo line extension
- e. After the Mayoral election in May, call on the newly elected Mayor of London to back the Bakerloo line extension.

A Fair Deal for Housing in Southwark

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

1. Council Assembly notes the context that Southwark finds itself in:
 - a. In the context of a housing crisis, Southwark Council is building more council homes than any other local authority. Everyone should be able to afford somewhere they can call home. That is why we are focusing on building new council homes that Southwark residents can actually afford.
 - b. Building genuinely affordable homes is the way to tackle the housing crisis. That is why since 2014 we have built or started building over 3,000 new council homes.
 - c. The latest 'London Assembly Affordable Housing Monitor 2023' reported that there were more social rent and London affordable rent starts in Southwark than in any other London council since 2015.
 - d. The council works with external partners to ensure that social rent homes are delivered as part of every major schemes. This has led, directly, to the planning consent being granted to at least 14,985 affordable homes, including 9,623 social rent homes in Southwark since 2010.
 - e. We have a plan to deliver affordable homes for Southwark residents who do not qualify for social housing, and are working on pilots for Keyworker Homes and a Community Land Trust.
 - f. We are the largest social landlord in London, and look after 55,000 homes.
 - g. The council is always working to improve our housing stock, since 2010, we have installed 23,500 new bathrooms and kitchens.
 - h. Satisfaction with repairs is now up to 90%. Feedback from residents shows has been significant improvement in our repairs and maintenance service delivery over the past 12 months, continued implementation of our repairs service improvement plan will ensure that this pace of progress continues as we head further into 2024.

- i. The council has created a Repair Improvement Residents Board, a panel of residents who can now get involved in making decisions about their home and estates to make improvements to our service.
- f. One third of our residents live in privately rented homes; that is why Southwark Council introduced the Gold Standard Charter (GSC) which is a voluntary scheme that rewards landlords and managing agents who provide a professional level of service and good practice to their tenants in the private rented sector.
- g. The council has now rolled out its Private Rented Property Licensing scheme, one of the largest in the country to protect residents in the private rented sector.
- h. Whilst the challenges around Temporary Accommodation are significant, we have an action plan to address homelessness and rough sleeping, set out alongside our draft strategy published for Cabinet last month. Southwark has also introduced the Good Homes Standard for Temporary Accommodation and signed the London Mayor's Charter to End Rough Sleeping
- i. We are committed to using all powers at our disposal to reduce the number of Empty Homes in the borough. The council will be extending the council tax premium in 24/25 to homes empty for one year or more, and to second homes. While there is more work to do, we are making significant progress bringing homes borough back into use and have developed a comprehensive action plan to use all the available powers to reduce the number of empty homes in the borough, in the continuing housing crises.
- j. Last week, Southwark Council hosted the Future of Council Housing summit the first of its kind, bringing together the country's largest local authority social landlords, each managing around 20,000 council homes or more. The Summit will inform a major report, authored by respected housing policy, to be published in June. It will set out a comprehensive plan to fix a broken financial model and enable councils to play their part in addressing the national housing crisis.

2. Council Assembly further notes:

- a. What Southwark has achieved is remarkable against the backdrop of all councils facing extraordinary challenges in delivering and retaining council homes.
- b. The UK is facing a national housing crisis; the scale of the challenge is huge. Across our country over a quarter of a million people are homeless, with one and a half million more living in overcrowded

homes. 1 in 23 children in London are living in temporary accommodation.

- c. In addition, almost one in five council leaders and chief executives in England surveyed by the Local Government Association think it is very or fairly likely that their chief finance officer will need to issue a Section 114 notice this year or next due to a lack of funding to keep key services running.
- d. Since 2010, Conservative and Liberal Democrat governments have taken political decisions, in the full knowledge it would directly impact local government and most importantly our residents.
- e. The Affordable Housing Grant was reduced by 60% in 2010 by the Coalition, making it much harder to build social rent homes without significant borrowing and private subsidy.
- f. That the increase in overcrowding and escalating need for temporary accommodation is worsened by the Benefit Cap agreed by the Coalition which makes it impossible for low-income families to access appropriate housing in the private rented sector in Southwark.
- g. The Conservatives, with their former Prime Minister Liz Truss, crashed the economy with the disastrous mini budget, and as a result, house building across London and the country has stalled
- h. There has been a significant reduction of income into the HRA when taking inflation into account as a result of 1% rent cap for 4 years, and then a 7% rent cap. This was right decision for our tenants during a cost-of-living crisis, but without central government financial support local councils are bearing this cost.
- i. Significant new spending pressure at approx. £100 million to works from Fire and Building Safety Acts on 180 high-rise buildings, again lacking any funding support from the Government
- j. The impact of the rent cap and the Building Safety Act costs alone will result in £40 million additional cost for Southwark Council in 2024/25.
- k. In contrast to this, in government Labour delivered a huge upgrade to homes social rent homes – through the Decent Homes Programme, over a million homes were improved between 2001 and 2010.including 810,000 new kitchens, 610,000 new bathrooms and 1,140,000 new central heating systems.
- l. Labour in government also presided over a halving in homelessness and all but eliminated rough sleeping

3. Council Assembly recognises:
 - a. It was right that residents of Devon Mansions and Canada Estate received an unreserved apology, due to the frustration and stress caused during recent major works, and the poor communications they received throughout the project. Labour ward councillors pushed hard for residents to be heard, referring these cases to the Overview and Scrutiny Committee.
 - b. A Task and Finish Group has been established, internal and external audits will be carried out, to put right what is wrong. This root and branch examination of what went wrong here will lead to changes in the Housing Team and how it operates, to ensure this situation never reoccurs.
 - c. The Council is committed to re-establishing trust with residents, dramatically improving communication with residents and to learn from these events. Residents' voices will be heard in the investigation process and residents are helping to appoint an independent surveyor.
 - d. It has been incredibly disappointing to have to temporarily pause the new homes schemes on four sites: Sceaux Gardens, Bells Gardens, Lindley Estate and Styles House. In addition, that the Council is committed to working with residents to bring forward short-term solutions for these sites, as well as viable plans for the delivery of new homes.
4. Council Assembly resolves to:
 - a. Make improving the condition of our council homes the first priority for the council, continuing to improve repairs and bring forward a new Safe, Dry, Warm programme
 - b. Continue to build more council homes, bringing forward plans to deliver the next round of our new council homes programme, including viable schemes on sites which are currently 'paused'.
 - c. Continue to use our planning policy to secure new affordable and social homes.
 - d. Campaign for Bakerloo Line Extension which would directly support an additional 10,500 homes in Southwark.
 - e. Deliver on building safety and fire safety work, ensure that our homes are safe and that our residents feel safe in their homes.
 - f. Imbed the learning from Devon Mansions and Canada Estates, committing to re-establishing trust with residents and dramatically

improving communication with residents

- g. Roll out more protections and support for private renters, extending our licensing scheme so landlords have to meet higher standards and funding free advice services so support is there if your landlord is acting unfairly. Campaign for further powers to regulate the sector including three-year tenancies and powers to control rents.
- h. Support homeowners affected by the Cladding Crisis, campaigning for remedial costs to be paid for by developers and will do everything within our power to fight for a fair deal so that leaseholders are not left bearing these costs.
- i. We will take a zero tolerance approach to rogue landlords and empty homes, using all the powers available to the council to tackle the worst offenders and campaigning for the resources and powers to bring more long-term empty homes back into use.
- j. Following the general election work with the government to Get Britain building again by reforming planning laws to kick-start 1.5 million new homes, transport, clean energy, and new industries in all parts of the country. Because cheaper bills, the chance to own your own home, and modern infrastructure are key to growth and the foundations of security.
- k. Call on the government to invest supporting local authorities in making future improvements to council homes, and use the finding of the Council House 20 report that will be produced later this year.

Southwark Council calls for an immediate ceasefire in Gaza

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

- 1. Council assembly notes:
 - a. Our profound horror and despair at scenes that we have seen unfolding over the past five months in Israel and in Gaza.
 - b. On 7 October 2023 Hamas killed around 1,200 Israelis, and took around 240 hostages, with over 100 still being held;
 - c. Since 7 October 2023, over 30,000 Palestinians have been killed and around 1.9 million have been displaced, with Gaza now facing a severe humanitarian crisis;
 - d. That these events have led to a deeply worrying increase in antisemitism and Islamophobia across the UK.

2. Council assembly resolves to:
 - a. Stand with the residents of our borough who have been profoundly affected by this conflict, especially those who may be fearing for the lives of their families and friends currently in the region. It is an unconscionable position for far too many.
 - b. Stand firm and united against antisemitism and Islamophobia in all its forms.
 - c. Thank community leaders across our borough for the role they are playing in reducing tensions at this sensitive and difficult time.
3. Council assembly believes:
 - a. That there can be no excuse for the scale of this suffering, no excuse for terrorist attacks, hostage taking or the utterly disproportionate scale of civilian deaths in Gaza.
 - b. That the fighting must stop now, with an immediate ceasefire observed by all sides. All hostages released. The siege conditions in Gaza ended, with full access for the food medicines, electricity and supplies needed to end the humanitarian crisis.
 - c. That an immediate ceasefire must be accompanied by a political process with the support of the UN, that delivers a permanent end to this suffering and a just and lasting peace.
4. Council assembly also believes:
 - a. There can be no place for hate in our borough. Southwark must be a safe place for people of all faiths and nationalities. We must support people whose families and loved ones are caught up in this conflict and extend a special welcome to anyone fleeing war and persecution, in keeping with the Southwark's tradition as a borough of sanctuary.
5. Council assembly resolves to:
 - a. Work with our local Jewish, Muslim and wider community to continue to ensure antisemitism and Islamophobia are not tolerated in our borough, and to be ready to welcome refugees fleeing this conflict.
 - b. Write to the Prime Minister and Foreign Secretary to ask the UK Government to:
 - call for an immediate bilateral ceasefire and unfettered

- humanitarian access to Gaza
- work to advance a serious and concerted international effort for a two-state solution and a just and lasting peace.
- provide safe and legal routes for refugees fleeing the region
- request central government funding to support community cohesion at a local level.

Protecting Play Spaces in Southwark

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

1. Council assembly notes:
 - a. Access to outdoor play is fundamental to the physical, social, mental and emotional development of children.
 - b. Article 31 of the UN Convention on the Rights of the Child states that Governments must “respect, protect and fulfil” the “right of the child to rest and leisure, to engage in play and recreational activities”.
 - c. The UK is currently failing in that duty, with children suffering damage to their mental health and wellbeing due to the lack of accessible play spaces.
 - d. The impact of Covid lockdowns on the mental health of young people is yet to be fully understood but it is a clear that we must provide every opportunity for the affected generation to play and develop socially.
 - e. The disastrous cuts to local government funding implemented by the Conservative Government have left playgrounds falling into disrepair across the UK.
 - f. The Southwark Plan 2022 policies P13-15 and P57 and London Plan 2021 policies D6, H16 and S4 set out the council’s requirements in respect of design and open space. These policies are relevant for amenity space, play space and open space. Open spaces are an essential resource for residents and visitors and all development should ensure that there is sufficient amenity and play space in accordance with GLA guidance. Where the council accepts that the policy requirements cannot be met fully onsite, a financial S106 planning obligation is required in order to ensure that the impact of development is mitigated.
2. Council assembly further notes:
 - a. The council has just completed an initial phase of an audit of all play provision in Southwark. This has identified 200 play sites, placing Southwark and one of the best provided boroughs for play in London.

- b. In recent years the council has made significant investment into play spaces, investing;
- I. £1.2 million at St Marys Churchyard Playground and Plaza,
 - II. £1.1 million at Camberwell Green Playground,
 - III. £680,000 at Nelson Square Playground and MUGA,
 - IV. £600,000 at Pullens Gardens Playground and park,
 - V. £500,000 at Southwark Park Playground,
 - VI. £4 million at Peckham Rye Park Playground and new playroom building,
 - VII. £1.5 million at Mint Street Adventure Playground and building,
 - VIII. £700,000 at Leyton Square Playground,
 - IX. £3.3 million at Burgess Park West Playground and park expansion and
 - X. £1.5 million at Dickens Square Park Playground and park expansion.
- c. Many playground improvements are instigated by active ward councillors who have access to Cleaner, Greener Safer funding and local CIL. They can and do use this money to prioritise the improvement of play spaces within their ward. Initial development and assessment studies funded by CSG can then ensure that well designed schemes can be consulted on with the local community and additional a or external funding found to deliver these improvements.
- d. Council recognises and is grateful for the efforts made by active ward councillors to improve play spaces in our local parks and housing estates. This can be done with initial funding from the Cleaner, Greener, Safer fund and local CIL.
- e. This is also done, by working with local community partners to support provision of better quality play space; in locations, the Council does not direct responsibility for. An example of this can be seen at Dog Kennel Hill Adventure Playground in Champion Hill ward.

3. Council assembly resolves to:

- a. Complete the next phase on the 2024 Play Audit, which will include a detailed design and costing plan for priority play areas, and consultation with key stakeholders.
- b. Continue to invest in our 200+ play spaces in parks and on estates.
- c. Based on information highlighted by the Play Audit, work to secure funding for inclusive play spaces and equipment.
- d. Based on information highlighted by the Play Audit, work to secure the

funding for phase 1 for further playground investment, to encompass a range of possible actions from remedial improvements and better maintenance, additional and more inclusive accessible facilities or the full refurbishment of a site.

- e. Establish clear prioritisation and delivery programme for further phases of playground investment and improvement.

Improving Inclusivity for People with Dyslexia

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

1. Council assembly notes:

- a. The council has a duty to ensure all services and materials are accessible to everyone.
- b. Dyslexia is a protected characteristic covered by the Equality Act 2010.
- c. This year the council launched a new branding and visual identity that includes a guide to be used in all council documents on 'How to write in plain English' and 'Write accessible content for our website and intranet'
- d. These contain information to ensure that all written documents and webpages are accessible to everyone.
- e. The 'How to write in plain English guide' contains guidance on layout, headings and structure and writing style that reflect the much of the guidance within the Dyslexia friendly style guide.
- f. Both the Dyslexia friendly style guide and Southwark's house style guide recommends:
 - I. The use of Arial typeface, no smaller than font size 12.
 - II. Avoiding the use of underlining and italics.
 - III. Avoiding the use of all capital letters and uppercase letters for continuous text.
 - IV. Using headings and styles to create consistent structure to help people navigate through your content
 - V. For headings, use a font size that is at least 20% larger than the normal text.
 - VI. Add extra space around headings and between paragraphs.
 - VII. Ensure hyperlinks look different from headings and normal text.
 - VIII. Using single colour backgrounds, avoiding background patterns or pictures and distracting surrounds.
 - IX. Using sufficient contrast levels between background and text.
 - X. Using dark coloured text on a light (not white) background.

- XI. Left align text, without justification.
 - XII. Being concise, avoiding using long, dense paragraphs
 - XIII. Using simple clear language and every day words.
 - XIV. Using bullet points and numbering rather than continuous prose.
 - XV. Avoiding abbreviations where possible
- g. The new house branding and visual identity does not currently offer specific guidance on:
- I. Inter-character spacing and inter-word spacing
 - II. The use of alternatives to white paper
 - III. The use of matt paper rather than gloss
 - IV. Using images to support text.
 - V. Giving instructions clearly
 - VI. Avoid double negatives
 - VII. Providing a glossary of abbreviations and jargon.

2. Council assembly resolves to:

- a. Implement the full roll out and adoption of the new style guide, continuing to make all staff aware of the guides
- b. Ask officers to explore how we could incorporate guidance on the areas within the Dyslexia style guide that are not currently referenced within the new visual identity guides
- c. Regularly review documents and webpages for internal and external use, to make sure that where possible, the house guide is being followed and that all written documents and webpages are accessible to everyone on the understanding that documents may need to tailored to be accessible to a specific audience.a

EXCLUSION OF PRESS AND PUBLIC

That the press and public be excluded from the meeting for the following item of business on the grounds that they involve the likely disclosure of exempt information as defined in categories 3 and 5 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.

31. MINUTES

RESOLVED:

That the closed minutes of the meeting held on 17 June 2024 be approved as a correct record and signed by the chair.

32. AYLESBURY ESTATE FUTURE PHASES

The cabinet considered the closed information relating to this item. Please see item 8 for the decision.

33. 177 ABBEY STREET, KEY WORKER HOUSING AND COMMUNITY FACILITY

The cabinet considered the closed information relating to this item. Please see item 13 for the decision.

The meeting ended at 1.40pm.

CHAIR:

DATED:

DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 17 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS MIDNIGHT, TUESDAY 30 JULY 2024.

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.