



Cabinet

MINUTES of the OPEN section of the Cabinet held on Tuesday 15 October 2024 at 11.00 am at the Council Offices, 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Kieron Williams (Chair)
Councillor Jasmine Ali
Councillor Evelyn Akoto
Councillor John Batteson
Councillor Stephanie Cryan
Councillor Helen Dennis
Councillor Natasha Ennin
Councillor Sarah King
Councillor James McAsh

1. APOLOGIES

An apology for absence was received from Councillor Portia Mwanganye.

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

No representations were received.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 15 October 2024 be approved as a

correct record and signed by the chair.

6. PUBLIC QUESTION TIME (15 MINUTES)

There were none.

7. DEPUTATION REQUESTS

There were none.

8. POLICY AND RESOURCES: CAPITAL MONITORING REPORT 2024-25 AND SOUTHWARK 2030 STRATEGIC ALIGNMENT

RESOLVED:

Decisions of the Cabinet

That the following be noted:

1. The month 4 2024-25 forecast spend and resources and future years for both the general fund and housing investment programmes as detailed in Appendices A1 and C of the report.
2. The alignment of the general fund capital programme to the Southwark 2030 priorities at Appendix A2 of the report.
3. The significant borrowing requirement of £303m 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.
4. The significant borrowing requirement of £515m for the housing investment programme to be fully delivered over the remaining term of the programme, as detailed in Appendix C of the report.

That the following be approved:

5. The virements and variations to the general fund and housing investment capital programme as detailed in Appendix D of the report.
6. The new capital bids in Appendix E and F of the report for inclusion into the capital programme.

Decision of the Leader of the Council

7. That the strategic director of environment, sustainability and leisure in consultation with strategic director of resources and the cabinet member for climate change be authorised to apply green buildings fund funds released to

a programme of decarbonisation projects to support delivery of the climate change strategy and action plan, in line with the council's constitution and departmental scheme of delegation.

9. OLD KENT ROAD AREA ACTION PLAN

An addendum report (representations from the Tate Gallery) was published and circulated prior to the cabinet meeting.

RESOLVED

1. That the proposed submission documents set out at Appendices A to G of the report (i.e. the Old Kent Road Area Action Plan: 2024 Draft (Appendix A) for consultation, the Consultation Plan (Appendix B), Consultation Report (Appendix C), Integrated Impact Assessment (Appendix D), Habitats Regulations Assessment (Appendix E), Equality Impact Assessment (Appendix F) and Health Impact Assessment (Appendix G)) be approved in principle for Regulation 19 statutory public consultation be and that officers be authorised to proceed to Regulation 22 (i.e. submit to Secretary of State and to notify the public of the submission), subject to no major modifications arising from the Reg 19 statutory public consultation (subject to recommendations 2 and 3 below).
2. That the approval of any minor non-substantive amendments resulting from its meeting and a final review by officers on the Old Kent Road Area Action Plan: 2024 Draft be delegated to the director of planning and growth in consultation with the cabinet member for new homes and sustainable development before agreement by council assembly as per recommendation 3 below.
3. That it be recommended to council assembly to:
 - i. Approve the final version of the documents specified in recommendation 1
 - ii. Resolve to publicly consult on the proposed submission documents set out at Appendix A to G to this report
 - iii. Authorise officers to proceed to Regulation 22 (i.e. submit to Secretary of State and to notify the public of the submission), subject to no major modifications arising from the Regulation 19 statutory public consultation of the proposed submission documents.
4. That council assembly be recommended to delegate the approval of any minor non-substantive amendments resulting from its meeting or consultation on the Old Kent Road Area Action Plan: 2024 Draft to the director of planning and growth in consultation with the cabinet member new homes and sustainable development before submission to Secretary of State.
5. To review with Transport for London (TfL) the plans for cycle lanes on the Old

Kent Road to ensure public investment is going into the best possible active travel routes in the Old Kent Road area.

10. AYLESBURY ESTATE PHASE 2B COMPULSORY PURCHASE ORDER

RESOLVED:

1. That it be noted that approval has previously been obtained for Aylesbury Phase 2B, as designed by Notting Hill Genesis prior to new legislation on fire safety and 2 staircases, and prior to the outcome of the judicial review hearing on the resolution to grant consent on the previous planning submission. This report provides an update on Notting Hill Genesis' current design proposals, updated tenure mix and programme, and the council's progress on rehousing existing residents and achieving vacant possession of the blocks on Phase 2B.
2. That having understood the changes as set out within the report, consent is re-affirmed, as previously granted on 14 June 2022, to proceed with the compulsory purchase order as set within the report.
3. That the current position in relation to the delivery of new homes at Phase 2B of the Aylesbury Estate regeneration programme be noted:
 - A resubmitted planning application for the redevelopment of the site to provide 640 homes, including 173 social rent homes, has been submitted by Notting Hill Genesis
 - Vacant possession of 348 existing properties has been achieved and
 - The council has successfully acquired 1 freehold and 62 leasehold properties by agreement, and successfully rehoused 309 households on to a secure tenancy (the disparity with the 348 figure above is because of the numbers of void properties which have been converted to temporary housing).
4. That it be noted that officers are continuing to negotiate with the remaining 6 leaseholders at Phase 2B, with the intention to acquire these remaining interests by agreement.
5. That it be resolved to make a Compulsory Purchase Order under Section 226 (1)(a) of the Town & Country Planning Act 1990 ("the 1990 Act") for all land and rights within the area of land identified within the plan at Appendix 1 of the report for the purposes of securing the delivery of new homes on the site in line with the proposed planning consent ("the Scheme) and thereby securing the continuation of the regeneration of the Aylesbury Estate in line with the adopted Aylesbury Area Action Plan.

6. That the director of planning and growth, in consultation with the strategic director of housing, be authorised on behalf of the council to:
- Negotiate and complete a CPO indemnity agreement with Notting Hill Genesis, which allows them to underwrite all costs (apart from the buyback costs) associated with the CPO process
 - Take all necessary steps to secure the making, confirmation and implementation of the CPO, including the publication and service of all notices and the presentation of the council's case at public inquiry should one be called
 - Acquire for planning purposes all interests in land and new rights within the CPO area as may be necessary to facilitate the Scheme, either by agreement or compulsorily, including entering into negotiations with any third parties for the acquisition of the land interests and/or for new rights over their land (as appropriate), the payment of compensation and dealing with any blight notices served in connection with the CPO
 - Approve agreements with landowners, setting out the terms for the withdrawal of objections to the CPO, including where appropriate seeking the exclusion of land or new rights from the CPO or giving undertakings as to the enforcement of the terms of the CPO
 - Make any minor additions, deletions or amendments to the extent of the land to be included in the CPO as shown in Appendix 1 of the report should the need arise, so as to include all interests in land and rights required to facilitate the construction, maintenance and use of the Scheme
 - Take all necessary actions in relation to any legal proceedings relating to the CPO, including defending or settling (as appropriate) any compensation claims referred to the Lands Chamber of the Upper Tribunal due to the making or implementation of the CPO, and to take all necessary steps in respect of any other legal proceedings that relate to the making, confirmation or implementation of the CPO; and
 - Appoint and/or retain such external professional advisors and consultants as necessary to assist the council in facilitating the Scheme, including in the promotion of the CPO and the settlement of any compensation claims.
7. That the progress on acquiring leasehold interests as part of the Aylesbury Estate regeneration be noted.

11. WESTMINSTER BRIDGE ROAD - SE1 7XW

RESOLVED:

1. That the circumstances of the disposal of the freehold property and the actions and due diligence undertaken by officers and professional advisers be noted.
2. That the disposal of the freehold interest as detailed in the closed report be approved.
3. That the agreed heads of terms, price and disposal costs be noted.
4. That authority to complete the sale of the freehold of the property including agreeing and finalising detailed transaction terms be delegated to the strategic director of resources, advised by and in consultation with the director of planning and growth.

12. GATEWAY 1 HOUSING – PROCUREMENT SUPPORT AND SUPPLY CHAIN MANAGEMENT SYSTEM

RESOLVED:

1. That the procurement strategy of a direct award from the procurement for housing's social housing emerging disruptors framework to Plentific Ltd. for their supply chain and procurement management solution platform dynamic purchasing system at a total cost of £1,439,700 be approved.
2. That the purchase for a period of three years, with the option of a one-year extension be approved.
3. That the process for placing orders for works up to £6.45m per annum (£25.8m over four years) through the platform, once established, which will be monitored and reported as detailed in the report be approved.
4. That it be noted that the Plentific Ltd. solution platform is intended to be used in lieu of the council's approved list for repair works for the specific areas of spend covered by this gateway report. It is not intended to be used as a substitute for any works currently delivered by directly employed staff.
5. That this report as a gateway 1 approval for any individual works order that exceeds £100,000 be approved.
6. That the gateway 2 contract award decisions be delegated to the strategic director for housing, in consultation with the strategic director of resources.

13. RESPONSE TO THE EDUCATION AND LOCAL ECONOMY SCRUTINY COMMISSION - SCHOOL AMALGAMATIONS AND CLOSURES

RESOLVED:

That the response to the education and local economy scrutiny commission report and recommendations on school amalgamations and closures of 22 July 2024, as set out in paragraphs 8 to 49 of the report be approved.

14. RESPONSE TO THE EDUCATION AND LOCAL ECONOMY SCRUTINY COMMISSION - COMMUNITY WEALTH BUILDING AND YOUTH EMPLOYMENT

RESOLVED:

That the response to the education and local economy scrutiny commission recommendations on community wealth building and youth employment, as set out in paragraphs 7 to 62 of the report be approved.

15. RESPONSE TO THE HEALTH AND SOCIAL CARE SCRUTINY COMMISSION - ACCESS TO TOILETS

RESOLVED:

1. That the response on the health and social care scrutiny commission's recommendations on access to toilets, as set out in paragraphs 8 to 44 of the report be approved.
2. That the intention of officers to report on progress of the development and implementation of an accessible toilet plan back to the health and social care scrutiny commission within twelve months be noted.

EXCLUSION OF THE 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 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.

16. WESTMINSTER BRIDGE ROAD

The cabinet considered the closed information relating to this item. Please see item 11 for the decision.

17. GATEWAY 1 HOUSING – PROCUREMENT SUPPORT AND SUPPLY CHAIN MANAGEMENT SYSTEM

The cabinet considered the closed information relating to this item. Please see item 12 for the decision.

The meeting ended at 12.35pm.

CHAIR:

DATED:

DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 17 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS MIDNIGHT, WEDNESDAY 23 OCTOBER 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.