



Cabinet

MINUTES of the OPEN section of the Cabinet held on Tuesday 3 December 2024 at 11.00 am at Southwark 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
Councillor Portia Mwangangye

1. APOLOGIES

All members were present.

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

Councillors Evelyn Akoto, Natasha Ennin and Portia Mwangangye declared a disclosable pecuniary interest in respect of Item 10: Housing Revenue Account – Indicative Rent and Charges report 2025-26.

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. A GOOD START IN LIFE- SOUTHWARK SCHOOLS STANDARDS REPORT 2023-24

Ruth Sharp from Rye Oak primary school SE15 and Delia Jameson from St Joseph's primary school, Camberwell were in attendance to provide their input to the report.

RESOLVED:

That the Southwark Standards Report, 2023-24 be noted.

9. POLICY AND RESOURCES: MEDIUM TERM FINANCIAL STRATEGY UPDATE 2025-26

RESOLVED:

That the following be noted:

1. The updates from the autumn statement delivered on the 30 October 2024 and the budget challenge process.
2. The updated general fund budget gap for 2025-26 of £4.12m and £8.19m for 2026-27, before transformation programme savings

(Appendix A of the report).

3. The proposed options to help achieve a balanced 2025-26 general fund budget and indicative savings for 2026-27 together with departmental narratives (Appendices B and C of the report).
4. Appendix D of the report which details the draft fees and charges schedules.
5. Appendix E of the report outlining the savings required in 2024-25 and 2025-26 to balance the housing revenue account budget.
6. Strategic directors will continue to work with their respective cabinet members to find additional savings options to close the estimated funding gap.
7. Equality impact assessments are ongoing and that a cumulative impact assessment will be presented to cabinet as part of the budget update in February.
8. The contents of this report will be considered by overview and scrutiny committee in January prior to February 2025 cabinet.

10. HOUSING REVENUE ACCOUNT - INDICATIVE RENT AND CHARGES REPORT 2025-26

Having declared a disclosable pecuniary interest, Councillors Evelyn Akoto, Natasha Ennin and Portia Mwangangye withdrew from the meeting while this item was being discussed.

RESOLVED:

That the following be noted:

1. The proposed rent increase of 2.7% for all directly and tenant managed (TMO) housing stock within the council's housing revenue account. This is in accordance with the government's guideline rent formula of CPI+1% (based on September 2024 consumer price index) as set out at paragraphs 15-16 of the report with effect from 7 April 2025.
2. The proposed rent increase of 2.7% for the council's shared ownership stock as set out at paragraph 17 of the report with effect from 7 April 2025.
3. The proposed increases to tenant service charges, comprising estate cleaning, grounds maintenance, communal lighting and door entry maintenance as set out in paragraphs 18-19 of the report with effect from 7 April 2025.

4. The proposed increase in sheltered and supported housing service charges as set out in paragraph 20 of the report with effect from 7 April 2025.
5. The proposed increase in charges for garages as set out in paragraph 21 of the report with effect from 7 April 2025.
6. The change to the garage concessionary rate as previously agreed under individual decision making (IDM) by the cabinet member for council housing as set out in paragraph 22 of the report.
7. The proposed freezing of tenant heat network charges for 2025-26 at existing levels, with the exception of the borough-wide metered charge for new homes, which will reduce as set out in paragraphs 23-40 of the report, with effect from 7 April 2025.
8. That resident engagement on the specific proposals will be undertaken along with information to assist in understanding the primary income sources that underpin the housing revenue account (HRA) and how those resources are spent on the care, upkeep and investment in the existing housing stock and provision of new council homes. Resident feedback will be reported to cabinet at its meeting on 7 January 2025.

11. STATEMENT OF COMMUNITY INVOLVEMENT AND DEVELOPMENT CONSULTATION CHARTER: ANNUAL REVIEW AND UPDATES

RESOLVED:

1. That the updated statement of community involvement (SCI) and development consultation charter (DCC) 2024 with the minor changes set out in Appendices 2 and 3 of the report be agreed.
2. That the updated development consultation charter templates (early engagement strategy, engagement summary, and equality and needs impact assessment) at Appendices 4, 5, and 6 of the report be agreed.
3. That the statement of community involvement (SCI) and development consultation charter (DCC) be issued for a public consultation for a minimum six weeks.

12. TACKLING CRIME AND ANTISOCIAL BEHAVIOUR

RESOLVED:

That it be noted:

1. That cabinet has requested that officers commission a comprehensive, external, and independent review of the council's community safety and antisocial behaviour policies and strategies over the next six months, in line with the Southwark 2030 Strategy that will examine:
 - a. the way that the council works in partnership with other agencies through the community safety partnership
 - b. cross council working on community safety issues
 - c. the community safety services that the council provides, including the community wardens service.
2. That officers will report back to cabinet in July 2025 on the outcomes of the review of community safety.
3. That officers will also report back to cabinet in July 2025 on the reviewed community safety plan and annual assessment that is currently underway by the community safety partnership and is statutorily required under the Crime and Disorder (Formulation and Implementation of Strategy) Regulations 2007(as amended).
4. That the proposed greater use of the council's enforcement powers to address antisocial behaviour in instances where advice and guidance has not received the required reduction. This will include reviewing our current enforcement policy (Regulatory Services Enforcement Policy 2021) and looking at how each partner across the wider community safety partnership and council uses their powers to work together to tackle crime and antisocial behaviour.

13. GATEWAY 1 – PROCUREMENT STRATEGY FOR ADULTS CARE AT HOME

RESOLVED:

1. That the procurement strategy, single supplier negotiation, for the delivery of home care services for adults in Bermondsey, Rotherhithe, Camberwell and Peckham with the existing adults' core provider, London Care, comprising two contracts be approved, namely:
 - (i) Bermondsey and Rotherhithe at an estimated value of £2.2m
 - (ii) Camberwell and Peckham at an estimated value of £2.9m for a period of twelve months commencing on 1 April 2025, and ending on 31 March 2026, with an estimated total value of £5.1m.
2. That the procurement strategy, single supplier negotiation, for the delivery of home care services for adults in Bermondsey, Rotherhithe, Camberwell and Peckham with the existing adults' core provider, Sage Care, comprising two contracts be approved, namely:

- (iii) Bermondsey and Rotherhithe at an estimated value of £1.1m
 - (iv) Camberwell and Peckham at an estimated value of £2.3m
for a period of twelve months commencing on 1 April 2025, and ending on 31 March 2026, with an estimated total value of £3.4m.
3. That the procurement strategy, single supplier negotiation, for the delivery of home care services for adults in Walworth, Blackfriars, Camberwell and Peckham with the existing adults' core provider, Supreme Care, comprising two contracts be approved, namely:
- (v) Walworth and Blackfriars at an estimated value of £3.9m
 - (vi) Camberwell and Peckham at an estimated value of £2.5m
for a period of twelve months commencing on 1 April 2025, and ending on 31 March 2026, with an estimated total value of £6.4m.
4. That the procurement strategy, single supplier negotiation, for the delivery of home care services for adults in Walworth, Blackfriars and Dulwich with the existing adults' core provider, Chrysalis Community Care (previously known as Medacs Healthcare), comprising two contracts be approved, namely:
- (vii) Walworth, Dulwich and Blackfriars at an estimated value of £1.1m
 - (viii) Camberwell and Peckham at an estimated value of £1m
for a period of twelve months commencing on 1 April 2025, and ending on 31 March 2026, with an estimated total value of £2.1m.
5. That the approval of the contract award recommendations (gateway 2 report) be delegated to the strategic director of children and adult services, in consultation with the cabinet member for health and wellbeing for the reasons given in paragraphs 43-44 of the report.

14. LEDBURY ESTATE COMPULSORY PURCHASE ORDER

RESOLVED:

1. That the current position in relation to the delivery of new homes at Phase 2 of the Ledbury Estate Renewal Scheme be noted as follows:
 - (i) A construction contract with Higgins Partnerships Ltd to deliver both Phase 1 and Phase 2 of the Estate Redevelopment, along with the required budgets to deliver the Ledbury Estate Renewal Scheme was agreed by cabinet in December 2021 and March 2023 respectively.
 - (ii) A planning application (22/AP/0554) for the redevelopment of both phases of the site, providing 80 homes on the first phase and 260 homes on the second phase was approved in December 2022.
 - (iii) The council has already acquired 19 leasehold interests across the 4

Ledbury towers. 6 of these were in Bromyard House which facilitated successful vacant possession for Phase 1.

- (iv) On Phase 1, vacant possession was achieved on 25 July 2022 with a formal start on site date of 4 December 2023.
 - (v) On Phase 2, there are currently 15 leasehold interests across the three remaining towers of Peterchurch House, Skenfrith House and Sarnesfield House (hereafter “the three towers”).
 - (vi) The council is pursuing a negotiated settlement with all leaseholders situated within the three remaining towers, with the intention to acquire these remaining interests by agreement without the need for the council to apply to use its compulsory purchase powers.
 - (vii) The council may need to use its compulsory purchase powers to acquire outstanding land and interests in the absence of a negotiated settlement to acquire such interests.
 - (viii) The council is offering to rehouse all resident leaseholders who want to stay on the rebuilt Ledbury Estate, in a new leasehold home on either an outright purchase or shared equity loan basis (subject to financial assessment), in compliance with the policies outlined in the Ledbury resident offer document.
 - (ix) Phase 1 is currently anticipated to complete in June of 2026.
2. That a further report be prepared and submitted to cabinet at a later date (if required) seeking cabinet’s formal resolution to make a compulsory purchase order (CPO).
3. That the ongoing efforts to rehome residents from the three towers, based on a critical health and safety risks, as detailed in the July 2024 Rehoming Notice section below. The following be agreed in principle:
- (i) To use its compulsory purchase powers under Section 226(1)(a) of the Town and Country Planning Act 1990 (“the 1990 Act”) and section 13 of the Local Government (Miscellaneous Provisions) Act 1976 for the acquisition of all land and interests (which are not already owned by the council) within the area of land shown for identification purposes edged black and bold on the plan in Appendix 1 of the report, for the purposes of facilitating the redevelopment, development and improvement of the land and securing the delivery of 340 new homes on the site in line with the planning application for Phase 2 (“the Scheme”) thereby securing the continued redevelopment of the Ledbury Estate, in line with the original planning consent (22/AP/0554) and associated minor material amendments application (24/AP/2136), subject to a formal resolution to make a Compulsory Purchase Order (CPO) at a later date.

4. That the director of planning and growth, in consultation with the managing director of Southwark Construction, be authorised on behalf of the council to:
- (i) 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.
 - (ii) Acquire for planning purposes all interests in land and new rights within the CPO area as may be necessary to facilitate Phase 2 of 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.
 - (iii) 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.
 - (iv) 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, to include all interests in land and rights required to facilitate the construction, maintenance, and use of the scheme.
 - (v) 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
 - (vi) Appoint and/or retain such external professional advisors and consultants as are necessary to assist the council in facilitating the development of Phase 2 of the scheme, including in the promotion of the CPO and the settlement of any compensation claims.
 - (vii) To apply to the Secretary of State for redevelopment status in order to rely on Ground 10A of the Housing Act 1985 (in respect of any secure tenants).
 - (viii) The use of the overall works contingency budget to deliver the CPO as set out in paragraphs 98 to 105 of the report.
5. That for the purpose of making and confirming the CPO, it's acknowledgement of the available budget of £212,000,000 for the entire

Ledbury Estate renewal scheme budget (with details outlined in the financial implications of the report) be confirmed.

**15. RESPONSE TO THE ENVIRONMENT SCRUTINY COMMISSION:
SUSTAINABLE FREIGHT**

RESOLVED:

1. That the report be noted.
2. That a response has been provided to the seven recommendations of the scrutiny commission in the table in paragraph 9 of the report. Where relevant, these have been acknowledged and incorporated into the freight plan and other highways work. It has also been noted where responsibility for addressing the recommendations sits with other parts of the council.

**16. RESPONSE TO THE REPORT OF THE HOUSING, COMMUNITY SAFETY AND
COMMUNITY ENGAGEMENT SCRUTINY COMMISSION - REVIEW OF
HEATING AND HOT WATER OUTAGES**

RESOLVED:

That the responses provided against each of the recommendations posed in the housing, community safety and community engagement scrutiny commission report entitled "report of the housing, community safety and community engagement scrutiny commission: review of housing allocations, homelessness, and heating and hot water outages, fire safety and policing in Southwark" dated 22 July 2024 be noted.

**17. RESPONSE TO THE REPORT OF THE HOUSING, COMMUNITY SAFETY AND
COMMUNITY ENGAGEMENT SCRUTINY COMMISSION - HOMELESSNESS
AND REVIEW OF HOUSING ALLOCATIONS**

RESOLVED:

That the response to the recommendations 1-4 & 11 of the housing, community safety and community engagement scrutiny commission be noted.

**18. REPORT FROM THE ENVIRONMENT SCRUTINY COMMISSION:
BIODIVERSITY SCRUTINY REVIEW**

Councillor Margy Newens, chair of the environment scrutiny commission presented the report to cabinet.

RESOLVED:

1. That the recommendations of the environment scrutiny commission: biodiversity scrutiny review report, Appendix 1 of the report be noted.
2. That the relevant cabinet member reports back to cabinet on the recommendations, as set out in the report.

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.

19. MINUTES

RESOLVED:

That the minutes of the closed section of the meeting held on 15 October 2024 be approved as a correct record and signed by the chair.

The meeting ended at 1.10pm.

CHAIR:

DATED:

DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 17 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS MIDNIGHT WEDNESDAY, 11 DECEMBER 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.