



Cabinet

MINUTES of the OPEN section of the Cabinet held on Tuesday 11 March 2025
at 11.00 am at Kingswood House, Seeley Drive, Dulwich, SE21 8QN

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

1. APOLOGIES

An apology for absence was received from Councillor Sarah King.

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

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

Councillor Evelyn Akoto declared a disclosable pecuniary interest as a leaseholder and Councillor Natasha Ennin as a social housing tenant.

5. PUBLIC QUESTION TIME (15 MINUTES)

None were received.

6. DEPUTATION REQUESTS

None were received.

7. MINUTES

RESOLVED:

That the minutes of the meeting held on 4 February 2025 be approved as a correct record and signed by the chair.

8. PETITION: REQUEST FOR DETAILED BREAKDOWN OF SERVICE CHARGES TO BE INCLUDED BY DEFAULT IN FINAL INVOICE

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

A response to the issues raised by the petition were published as an Appendix to the petition report. Additionally, the leader responded to the petition at the meeting, addressing the concerns identified and future plans for dealing with leaseholder charges.

RESOLVED:

That the petition submitted with regard leasehold service charges, requesting that a detailed breakdown of service charges be included by default in the final invoice be considered.

9. THE PROVISION OF NEW COUNCIL HOMES AT JOAN STREET, SE1

RESOLVED:

1. That pursuant to s120 of the Local Government Act 1972 and s9 of the Housing Act 1985 it be agreed in principle to take a long lease of 44 social rented homes on Joan Street (the approximate position of which is shown on the plan at Appendix 1 of the report on the basis outlined in the report.
2. That authority be delegated to the strategic director resources and the director of planning and growth to conclude detailed terms for the agreement to lease on the proviso it creates no additional net capital or revenue

obligations for the housing revenue account (HRA) and can be shown to satisfy the council's fiduciary duty.

3. That it be confirmed that the previously proposed infill development for Styles House Estate will not proceed.
4. That the involvement of the Styles House tenant management organisation (TMO) and residents in supporting the infill project and that they will continue to be consulted with on the alternative approach outlined in the report to the development of the area around the Estate be noted with thanks.

10. TOWN CENTRE ACTION PLANS

RESOLVED:

That the adoption of town centre action plans, to be used to communicate activity and planned improvement measures in town centres with key stakeholders and facilitate meaningful engagement with businesses and residents be approved.

11. ENDORSEMENT OF THE SELECTED MULTI-ARTS CENTRE OPERATOR FOR BERMONDSEY BLUE

RESOLVED:

1. That the panel's selection of the prospective lessee, Bermondsey 223, to operate the multi-arts space at the Blue Market, Bermondsey, property address 223 Southwark Park Road be confirmed.
2. That the council entering into an agreement for lease (AfL) and lease for a seven-year period with Bermondsey 223, the principal details of which are set out substantially in Appendix 4 to the open version of the report and fully in the closed version be agreed.
3. That it be noted that the service-level outputs of Bermondsey 223 will be set out in the service level agreement (SLA) appended to the AfL.
4. That it be noted that the design services and the building refurbishment works will be procured directly by the council with funds already allocated in the capital monitor, each subject to separate gateway approvals.
5. That the appropriation of the site from housing to planning purposes, on the basis that the property is no longer required for housing purposes and should instead be held for planning purposes, for the reasons set out in the report be approved.

6. That authority be delegated to the director of planning and growth to finalise the terms of the AfL, lease and SLA, substantially in the form of the terms set out in the appendices to the report and in the closed report.

12. ENDORSEMENT OF THE SELECTED LGBTQ+ CULTURAL CENTRE OPERATOR

RESOLVED:

1. That the panel's selection of the tenant, Chroma, to deliver and operate a LGBTQ+ cultural space at the Bankside Yards development, shown edged red on the accompanying plan (Appendix 1 of the report) be endorsed.
2. That the commencement of expenditure of monies for services and works relating to delivering the LGBTQ+ cultural space, from strategic community infrastructure levy (CIL) grant funding allocated under a separate decision (ref. background papers) be agreed.
3. That the provisions for council's on-going review of the service-level outputs of the LGBTQ+ cultural space for the life of the tenancy, as set out in the report, be noted.
4. That authority be delegated to the director of planning and growth to finalise the terms of the grant agreement and service level agreement, substantially in the form of the terms set out in the appendices to the report and in the closed report.

13. GATEWAY 1 - PROCUREMENT STRATEGY FOR ADULTS' HOME CARE, CHILDREN'S HOME CARE AND REABLEMENT

RESOLVED:

1. That the proposal to strategically commission all adults' home care services, children's home care services, and reablement services in Southwark be approved as follows:

Tender:	Lot 1 - Adults' home care (Core)	Lot 2 - Adults' home care (Specialist)	Lot 3 - Children's home care	Lot 4 - Reablement
Lots:	Five geographic sub-lots for Adults' 'core' provision (see	A single lot borough-wide framework agreement for adults'	A single lot borough-wide framework agreement	A single lot covering the whole of the borough

	figure 1 for a map of the geographic areas)	'specialist' provision with up to three providers	with up to three providers	
Procurement Strategy:	For each sub-lot, a 'primary' and 'secondary' providers will be awarded a contract. See paragraphs 47-49 for definitions of primary and secondary providers and bidder restrictions	A framework to be established with up to three providers	A framework to be established with up to three providers	An individual contract to be awarded
Contract type	Cost and volume	Cost and volume	Cost and volume	Block contract
Number of contracts	12 (see paragraph 46 for an explanation of the number of contracts per geographic sub-lot)	3	3	1

2. That the proposal to strategically commission adults' home care, for a period of four years with two two-year contract extensions available, at an estimated annual cost of £31,494,000 and an estimated total cost of £251,952,000, noting that this estimated cost may be subject to inflationary increases prior to the contract start in 2026 be approved and that the contract values through the life of the contract will be subject to annual inflationary negotiations which will affect the estimated maximum contract value.
3. That the proposal to strategically commission children's home care, for a period of four years with two two-year contract extensions available, at an estimated annual cost of £984,000 and an estimated total cost of £7,871,000 be approved, noting that this estimated cost may be subject to inflationary increases prior to the contract start in 2026 and that the contract values through the life of the contract will be subject to annual inflationary negotiations which will affect the estimated maximum contract value.

4. That the proposal to strategically commission reablement services, for a period of four years with two two-year contract extensions available, at an estimated annual cost of £1,718,000 and an estimated total cost of £13,744,000 be approved, noting that this estimated cost may be subject to inflationary increases prior to the contract start in 2026 and that the contract values through the life of the contract will be subject to annual inflationary negotiations which will affect the estimated maximum contract value.
5. That the gateway 2 contract award recommendations for adults' home care services, children's home care services, and reablement services be delegated to the strategic director of children and adult services, in consultation with the cabinet member for health and wellbeing and deputy leader and cabinet member for children's, education and refugees be approved, to provide council officers with greater flexibility for the procurement timeline to account for potential implications of the introduction of the Procurement Act 2023 on 24 February 2025.
6. That the decision to delegate the final lotting structure for lot 1 – adults' core home care, to the strategic director for children's and adults, in consultation with the cabinet member for health and wellbeing be approved.

14. GATEWAY 2 - FLEXI-CARE SERVICES

RESOLVED:

1. That the contract award further detailed in paragraph 2 of the report for four contracts for the provision of care services in flexi care housing, for four flexi care schemes in Southwark, for an initial period of five years from 1 July 2025, with an option to extend for a further two years, for an estimated maximum annual contract value of £3.7 million and a whole life contract value of £26 million be approved.

2.

Flexi Care Scheme	Provider Awarded to	Block Contract Annual Value	Estimated Whole Life Contract Value (5yr period)	Estimated Whole Life Contract Value (7yr period)
Tayo Situ House (Peckham)	Thames Homecare Services Ltd	£1,542,611	£ 7,713,055	£10,798,277

Lew Evans House (East Dulwich)	Care Sante Ltd	£782,749	£3,913,745	£5,479,243
Lime Tree House (Peckham)	Thames Homecare Services Ltd	£879,002	£4,395,010	£6,153,014
Harriet Hardy House (Walworth)	Care Sante Ltd	Core £200,587 Flex £311,151 Total £511,738	£2,558,690	£3,582,166
Total Estimated Maximum Contract Values		£3,716,100	£18,580,500	£26,012,700
Please note that the contract values through the life of the contract will be subject to annual inflationary negotiations which will affect the estimated maximum annual contract value.				

15. LEDBURY ESTATE COMPULSORY PURCHASE ORDER - FINAL APPROVAL

RESOLVED:

1. That the following be noted:
 - i. The current position in relation to the delivery of new homes at Phase 2 of the Ledbury Estate Renewal Scheme.
 - ii. 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.
 - iii. 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.
 - iv. 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.
 - v. On Phase 1, vacant possession was achieved on 25 July 2022 with a formal start on site date of 4 December 2023.

- vi. On Phase 2, there are currently 14 leasehold interests across the three remaining towers of Peterchurch House, Skenfrith House and Sarnesfield House (hereafter “the three towers”).
 - vii. The council continues to pursue 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.
 - viii. 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.
 - ix. 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.
 - x. Phase 1 is currently anticipated to complete in June of 2026.
 - xi. That this paper is an update to a paper brought to cabinet in December 2024 which sought in-principal approval to make and confirm a CPO (see background papers).
 - xii. The ongoing efforts to rehouse residents from the three towers, based on critical health and safety risks, as detailed in the July 2024 Rehoming Notice section below.
2. That the following be agreed:
- i. To use 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, for the purposes of facilitating the redevelopment, development and improvement of the land and securing the delivery of 260 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) (still to be determined).
 - ii. That the director of planning and growth, in consultation with the managing director of Southwark construction, be authorised on behalf of the council to:

- iii. 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.
- iv. 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.
- v. Dealing with objections to the CPO including approving 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.
- vi. Remove from the CPO any plot or interest therein no longer to be acquired compulsorily and to then amend the interests in the scheduled CPOs (if so advised).
- vii. Make any minor amendments to the extent of the land as shown on the plan at Appendix 1 of the report should the need arise, to include all land and interests in land and rights required to facilitate the construction, maintenance, and use of the Scheme, and to remove any land from within the CPO boundary indicated on the plan at Appendix 1 of the report if its inclusion is no longer necessary.
- viii. 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.
- ix. 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.
- x. Make any amendments to the draft Statement of Reasons annexed at Appendix 4 to this report as are considered necessary prior to its submission to the Secretary of State.
- xi. Confirm the CPO if granted the power to do so by the Secretary of

State.

- xii. Exercise the compulsory purchase powers authorised by the CPO by way of General Vesting Declaration(s) and or notice(ss) to treat.
3. That the following be delegated to the director of planning and growth:
- i. To negotiate and enter into off-plan sales agreements in Phases 1 and 2 of the new development with resident and non-resident leaseholders who qualify for a new council home.
4. That it be resolved to:
- i. Approve the commencement of statutory consultation with secure tenants, pursuant to Part 5 of Schedule 2 to the Housing Act 1985, regarding the proposal to seek the Secretary of State's approval for the redevelopment Scheme for the purpose of Ground 10A, Schedule 2 Housing Act 1985.
 - ii. Agree to obtain vacant possession of Peterchurch House, Skenfrith House and Sarnesfield House pursuant to Ground 10/10A of Schedule 2 of the Housing Act 1985 in order to deliver the Scheme.

**16. REPORT OF THE OVERVIEW AND SCRUTINY COMMITTEE:
RECOMMENDATIONS ARISING FROM SCRUTINY OF CONSORT ESTATE
MAJOR WORKS, SE15, CHARGES TO LEASEHOLDERS**

Councillor Ian Wingfield, chair of overview and scrutiny committee presented the report to the meeting and answered questions.

RESOLVED:

- 1. That the recommendations of the overview and scrutiny committee as set out at paragraph 5 of the report be noted.
- 2. That the recommendations from the committee be considered and that the relevant cabinet member reports back to cabinet on the recommendations within eight weeks.

MOTION TO EXCLUDE 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.

17. MINUTES

The minutes of the meeting held on 4 February 2025 were approved as a correct record and signed by the chair.

18. ENDORSEMENT OF THE SELECTED MULTI-ARTS CENTRE OPERATOR FOR BERMONDSEY BLUE

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

19. ENDORSEMENT OF THE SELECTED LGBTQ+ CULTURAL CENTRE OPERATOR

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

20. GATEWAY 1 - ADULTS' HOME CARE, CHILDREN'S HOME CARE AND REABLEMENT

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

21. GATEWAY 2 - FLEXI-CARE SERVICES

The cabinet considered the closed information relating to this item. Please see item 14 for the decision.

22. LEDBURY ESTATE COMPULSORY PURCHASE ORDER - FINAL APPROVAL

The cabinet considered the closed information relating to this item. Please see item 15 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 19 MARCH 2025.

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.