



Cabinet

MINUTES of the OPEN section of the Cabinet held on Tuesday 14 October 2025 at 2.00 pm at Ground floor meeting rooms, 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Sarah King (Chair)
Councillor Evelyn Akoto
Councillor John Batteson
Councillor Stephanie Cryan
Councillor Helen Dennis
Councillor Portia Mwangangye
Councillor Michael Situ

**OTHER MEMBERS
PRESENT:**

**OFFICER
SUPPORT:**

1. APOLOGIES

Apologies for absence have been received from Councillor Jasmine Ali (unavailable due to other council business), Councillor Natasha Ennin, and Councillor James McAsh.

Apologies for lateness have been received from Councillor Portia Mwangangye.

1. 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

Councillor Stephanie Cryan declared a non-pecuniary interest in item 8: Age Friendly Borough Initiative, as she is a trustee of Rotherhithe Consolidated Charities, which were

consulted on this item.

5. MINUTES

That the minutes of the meeting held on 16 September 2025 be approved as a correct record and signed by the chair.

6. PUBLIC QUESTION TIME (15 MINUTES)

There were no public questions.

7. DEPUTATION REQUESTS

There were no deputation requests.

8. AGE-FRIENDLY BOROUGH INITIATIVE

RESOLVED:

That cabinet:

1. Noted that this work is being led by the Cabinet Member for Health and Wellbeing with officer leadership from the Assistant Chief Executive, Strategy and Communities, supporting strategic alignment across the council.
2. Approved the establishment of a cross-council officer working group to coordinate internal delivery of the Age-Friendly Southwark initiative, align departmental activity, and monitor progress against an action plan. Representation from the voluntary and community sector and older residents will be integrated to support ongoing co-production.
3. Endorsed the continued role of the Older Persons Age-Friendly Forum as a standing advisory group of older residents and carers who will inform, shape and challenge the initiative over time. (Feedback from the first forum meeting can be found in Appendix 1 of the report).
4. Endorsed the five existing working groups and note the progress made over the last period on Housing, Transport, Community Support & Health Services, Outdoor Spaces and Buildings, and Respect & Inclusion, and note the early actions being progressed (See Appendix 2 of the report).
5. Approved and supported raising the profile of the programme to establish Age-Friendly approaches as a corporate priority which are routinely considered in work across the organisation.
6. Endorsed the establishment of a £50,000 budget for a communication and engagement campaign targeted and co-produced with the older community to link them with relevant services and support, and challenge age-related stigma. This will include the development of an Age friendly identity that can bring the work of the

council and our partners together.

7. Endorsed the use of the Age-Friendly budget to support engagement activities and events that strengthen the Age-friendly initiative. This will include resourcing participation and delivering events and activities that connect older people to services and opportunities.
8. Endorsed the allocation of project management resource from the council's Change Team to help drive the work forward over the next 12 months.
9. Noted that all funding decisions are from current budgets within the Community Engagement and Change Business Units within the Strategy and Communities department.

9. ASYLUM ROAD CARE HOME: DISPOSAL OF THE SITE BY WAY OF A LONG-LEASEHOLD INTEREST WITH A SELECTED PARTY TO DELIVER AND OPERATE A NEW CARE HOME AT ASYLUM ROAD SE15

RESOLVED:

That Cabinet:

10. confirmed the disposal by way of a long lease to the prospective lessee, Andover Care Ltd. ('Andover'), who will subsequently build and deliver a care home, at site comprising 128-148 Asylum Road and 133 -137 Queens Road ('Asylum Road' site), shown edged red on the plan at Appendix 1
11. agreed the council entering into an agreement for lease ('AfL') and subsequent lease for a 999 year period with Andover, the principals being set out substantially in this open report and fully in the closed report
12. delegated authority to the Director of Planning and Growth, advised by the Assistant Director, Property, to finalise the terms of the AfL and lease grant, substantially as set out in paragraphs 25-30 of the report and as set out in the closed report
13. delegated authority to the Strategic Director of Children's Adults' Services, to finalise the terms of the supplementary agreement for the care service for an initial 10-year period (with an option to review and agree further thereafter), as set out in paragraph 30 of the report and in the closed report.

It was further resolved that the Cabinet:

- i) noted that further feedback from the Health and Social Care Scrutiny Commission meeting, scheduled for Thursday 16 October 2025, would be taken into account during the lease negotiation stage with Andover
- ii) noted that Planning and Growth would explore options for appointing the Dementia Services Development Centre (DSDC) at the University of Stirling, as sector specialists, to comment on the proposed design, at the appropriate time.
- iii) noted that, with reference to paragraph 23 of the open report, the Andover Nursing Home has now been rated 'Good' by the CQC (4 September 2025).

10. ADOPTION OF CLIMATE AND ENVIRONMENT SUPPLEMENTARY PLANNING DOCUMENT (SPD)

RESOLVED:

14. That cabinet agreed the Climate and Environment Supplementary Planning Document (SPD) for adoption.

11. COMMUNITY INFRASTRUCTURE LEVY (CIL) UPDATE - STUDENT HOUSING

RESOLVED:

1. That Cabinet approved the commencement of public consultation for a minimum of thirteen weeks (in accordance with Southwark Council's Statement of Community Involvement) on a proposed change to the CIL rate for direct-let Purpose-Built Student Housing (PBSH), set out in the council's Community Infrastructure Levy (CIL) Charging Schedule;
2. That if material modifications are required to the Charging Schedule following the consultation, these will be subject to a minimum 4-week consultation, in line with the CIL Regulations (2010, as amended).
3. That if no material modifications are required following consultation, the revised CIL Charging Schedule will be submitted for Examination.

12. WYNDHAM ROAD, CAMBERWELL, LONDON, SE5 0XD, LETTING OF UNDERGROUND FORMER GARAGE SPACE

RESOLVED:

That cabinet:

15. Authorised the Strategic Director of Resources, advised by the Director of Planning & Growth and in consultation with the Assistant Director of Property, to enter into the letting of the former garages to Southwark Smart Space Ltd, for a lease and other related issues on the terms set out in exempt Appendix 1 Closed.
16. Noted the circumstances leading to the proposed letting and due diligence being undertaken by officers and their advisors.
17. Noted the financial arrangements of the letting and the conditions of the lease in respect of capital works.
18. Delegated to the Strategic Director of Resources, advised by Director of Planning and Growth and in consultation with the Assistant Director of property, authority to:
 - Complete the letting of the former garages for self-storage purposes; and
 - Agree detailed transactional terms pursuant to the Heads of Terms (see Closed Appendix 1).

13. GATEWAY 2 INTEGRATED SEXUAL AND REPRODUCTIVE HEALTH SERVICES CONTRACT AWARD

RESOLVED:

1. That Cabinet approved the contract award for the delivery of an integrated sexual and reproductive health service to Guy's and St Thomas' NHS Foundation Trust for a period of three years from 7 November 2025 at an estimated annual contract value of £4.1m and an estimated whole life contract value of £12.3m.
2. That Cabinet approved the change to the approved GW1 procurement strategy report, reduction in the duration of the contract, budget and that this will be a contract directly between Southwark Council and Guy's and St. Thomas' Foundation Trust for the reasons set out in paragraphs 11-14 of the report.

EXCLUSION OF THE PRESS AND PUBLIC

That the press and public be excluded from the meeting for the following items 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.

14. MINUTES

The closed minutes of the cabinet meeting held on 16 September 2025 were approved as a correct record and signed by the chair.

15. ASYLUM ROAD CARE HOME: DISPOSAL OF THE SITE BY WAY OF A LONG-LEASEHOLD INTEREST WITH A SELECTED PARTY TO DELIVER AND OPERATE A NEW CARE HOME AT ASYLUM ROAD SE15

The cabinet considered the closed information relating to this item. Please see item 9 for the decision.

16. WYNDHAM ROAD, CAMBERWELL, LONDON, SE5 0XD, LETTING OF UNDERGROUND FORMER GARAGE SPACE

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

Meeting ended at 3.15 pm

CHAIR:

DATED:

[CABINET ONLY]

DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 17 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS MIDNIGHT, [DATE].

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.