



Cabinet

MINUTES of the OPEN section of the Cabinet held on Tuesday 2 December 2025 at 11.00 am at the Council Offices, 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Sarah King (Chair)
Councillor Jasmine Ali
Councillor Evelyn Akoto
Councillor John Batteson
Councillor Ellie Cumbo
Councillor Helen Dennis
Councillor Natasha Ennin
Councillor James McAsh
Councillor Portia Mwangangye

1. APOLOGIES

An apology for absence was received from Councillor Stephanie Cryan.

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

The following were identified as late and urgent items which the chair agreed to accept:

- Item 10: Disposal of land at Greendale, East Dulwich
- Item 15: Policy and Resources: Budget Setting Update 2026-27
- Item 16: Housing Revenue (HRA) – Indicative Rent and Charges report 2026-27
- Item 23: Report from Overview and Scrutiny Committee: Outcome of call-in Asylum Road Care Home, Disposal of the site by way of a long-leasehold interest.

Reasons for urgency and lateness were included in the reports.

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

The following interests were declared:

- Councillors Evelyn Akoto and Natasha Ennin declared a disclosable pecuniary interest in respect of Item 16: Housing Revenue Account – Indicative Rent and Charges report 2026-27.
- Councillors Evelyn Akoto and Natasha Ennin declared a disclosable pecuniary interest in respect of items 19 / 29: Gateway 3 – Variation Decision: Phase 2 of Extension to the South East London Combined Heat and Power Plant (SELCHP) Heat Network.
- Councillor Sarah King declared a non-pecuniary interest in respect of Item 10: Disposal of land at Greendale, East Dulwich.

5. MINUTES

RESOLVED:

That the minutes of the cabinet meeting 14 October 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

The report had not been circulated five clear days in advance of the meeting. The chair agreed to accept this item as urgent.

RESOLVED:

1. That the deputation request from Dulwich Hamlet Football Club be heard.

2. A spokesperson for the deputation addressed cabinet for five minutes and questions were asked of the deputation for a period of five minutes.

8. DEMOLITION OF MARIE CURIE

Cabinet heard representations from Mike Edge, chair of tenants and residents association and ward councillors Ian Wingfield, Ellie Cumbo and Jason Ochere.

RESOLVED:

1. That the recommendations in the report to scrutiny committee on 14 October (Appendix 1 of the report) including the recommendation to demolish the residential block known as Marie Curie and the need to consider appropriate steps to address the findings of the recent Type 4 Fire Risk Assessment in 2025 (Appendix 2 of the report) be noted.
2. That the departure from the original approved 2022 cabinet recommendation to undertake Phase 2 fire safety works and remediation be noted. The recommendation not to proceed with the original approval reflects the impact of updated fire safety regulations, the recommendations from the recent structural engineering report, the introduction of a new compliance sign-off process for high-rise buildings, ongoing market volatility, inflationary pressures, and sustained financial strain on the housing revenue account (HRA).
3. That it be noted that Marie Curie and Lakanal House are sister blocks situated within the Sceaux Gardens Estate. They exhibit comparable architectural characteristics, notably their duplex 'scissors flat' configuration and concrete frame construction. Nevertheless, the context surrounding decision-making and the implementation of safety measures for each block varies considerably as set out in the report.
4. That the progress with the resident engagement and rehousing of residents and buy backs of leaseholder properties has progressed and that all tenants have been offered the right to return be noted.
5. That the outcome of the independent structural engineering report on the Marie Curie block that identifies emerging issues ranging from structural degradation due to humidity, insufficient reinforcement bar cover and the building nearing or exceeding its original design life, highlighting the need for decisive intervention be noted.
6. That it be noted that if a decision to approve demolition is agreed by cabinet that the procurement of a demolition contractor for Marie Curie will be subject to a separate GW1 and GW2 process in line with the council's gateway process.

7. That to maintain continuity for residents, estate and key stakeholders, the proposal is to include the Marie Curie scheme together with the Florian and Racine sites on the Sceaux Gardens Estate in the pipeline sites as part of the Southwark Construction Development Agreement (DA) Future Programme for new homes, subject to separate approval from the cabinet member for new homes and sustainable development in consultation with strategic director of housing, strategic director of resources and director of planning and growth be noted.
8. That it be noted that the demolition is subject to the council obtaining ballot exemption from the Greater London Authority (GLA) as set out in paragraphs 68 to 70 of the report.
9. That the estimated cost for the demolition works as set out in paragraph 13 of the report be noted. This will be subject to additional approval to vary the housing investment programme.
10. That subject to paragraphs 8 and 9 of the report, the demolition of the Marie Curie block, following its review by the housing scrutiny committee be approved, noting that all alternative options have been thoroughly assessed, with demolition identified as the most cost-effective and practicable solution as detailed in paragraphs 31 to 43 of the report.

9. A GOOD START IN LIFE- SOUTHWARK SCHOOL STANDARDS REPORT 2024-25

Janice Babb, St. John's Catholic Primary School, SE16 / St James the Great, SE15 and Carl Vernalls, Southwark Park Primary School were in attendance to provide their input to the report.

RESOLVED:

That the Southwark Standards Report, 2024-25 be noted.

10. DISPOSAL OF LAND AT GREENDALE, EAST DULWICH

Having declared a non-pecuniary interest Councillor Sarah King withdrew from the meeting while this item was being discussed and a decision was made.

It was not possible to circulate this report five clear days in advance of the meeting. The chair agreed to accept this item as urgent because consideration of the report was required in order to ensure implementation of the proposed decision could be achieved prior to the expiry of the planning consent for the development scheme. Delaying the decision would risk the council's ability to ensure all necessary delivery arrangements were in place prior to the deadline for expiry of the planning consent, which would ultimately result in the failure to deliver both the new sporting

facilities and the wider development.

RESOLVED:

1. That the proposed land transfer arrangements for land at Greendale, East Dulwich, in line with the principles set out within the report, including acceptance of a freehold transfer of land from Greendale Property Company Limited (or their successors in title) and disposal of a long leasehold interest to Dulwich Hamlet Football Club Limited (referred to herein as “Dulwich Hamlet FC”, “DHFC” or “the club”) be agreed.
2. That the finalisation of the detailed contractual terms for the proposed land transfer arrangements be delegated to the director of planning and growth to agree in line with the principles set out in the report.

11. PHASE 2 OF THE TUSTIN ESTATE RENEWAL

Cabinet heard representations from Andrew Eke, chair of tenants and residents association.

RESOLVED:

1. That it be noted that since the development agreement was signed in October 2022, the Tustin Estate Renewal has been progressing well on site, and that Phase 1 is about to complete and will deliver 167 new homes, including 157 council homes for social rent, and 10 homes for resident leaseholders.
2. That it be agreed that the strategy for delivering Phase 2 should change to accelerate the delivery of affordable housing as set out in paragraphs 38-51 of the report.
3. That it be agreed that 98 homes that were previously intended to be key worker homes for London Living Rent should be changed to deliver additional new council homes for social rent.
4. That it be noted that the Greater London Authority (GLA) have agreed to provide grant funding for these 98 additional council homes, if the tenure change is agreed.
5. That it be agreed that to start Phase 2, the council will enter into an early works contract in the sum of £10,667,678 for a period of six months commencing December 2025 to finalise the detailed Phase 2 design work and to demolish Kentmere House and Heversham House, ahead of demolition starting in March 2026 (subject to vacant possession being achieved).

6. That it be noted that the main works contract will include the construction of all four blocks within Phase 2, but will include separate prices for the development of each of the four blocks within Phase 2, with Phase 2a including Block G2, and a break clause that can be exercised before the end of October 2026 to exclude Phase 2b which is made up of Blocks F1, F2 and H.
7. That it be noted that a subsequent report will be presented to cabinet in early 2026 to confirm the final price for Phase 2a main works, and an updated estimate for Phase 2b main works, and to agree that Bouygues Development should enter into a construction contract to deliver them.
8. That the updated total estimated cost to deliver Phase 2 of the Tustin Estate Renewal as set out in the closed version of the report be noted.
9. That a minor variation is made to the development agreement in line with the points set out in paragraph 53 of the report to accommodate the Building Safety Act changes.

12. RESIDENT ENGAGEMENT STRATEGY

RESOLVED:

1. That the resident engagement strategy set out in Appendix 1 of the report be approved.
2. That it be agreed to evaluate the impact of the strategy in January 2028 to monitor progress.

13. POLICY AND RESOURCES: REVENUE MONITORING REPORT 2025-26

RESOLVED:

1. That the housing revenue account (HRA) forecast of an adverse variance of £7.3m be noted
2. That the adverse variance of £26.2m forecast for the general fund (GF) in 2025-26 be noted.
3. That the key adverse variations and budget pressures and mitigating actions underlying the position be noted:
 - Housing revenue account (paragraphs 13-22 of the report)
 - General fund (paragraphs 23-88 of the report)
 - Demand pressures in temporary accommodation (TA) (Housing)
 - Increased demand in adult's and children's social care (children's and adult's).

4. That the update on the 2025-26 and 2026-27 departmental savings and transformational savings (paragraph 84-88 of the report) be noted.
5. That the dedicated schools grant (DSG) in-year balanced position (paragraphs 48-50 of the report) be noted.

14. POLICY AND RESOURCES: CAPITAL MONITORING REPORT 2025-26 AND SOUTHWARK 2030 STRATEGIC ALIGNMENT

RESOLVED:

1. That the month 6 2025-26 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 be noted.
2. That the alignment of the general fund capital programme to the Southwark 2030 priorities at Appendix A2 of the report be noted.
3. That the significant borrowing requirement of £321m 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.
4. That the significant borrowing requirement of £358m 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.

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 demolition of the Marie Curie block on Sceaux Gardens Estate at an estimated cost of £3m to be funded from other HRA asset disposals (paragraph 44 of the report).

15. POLICY AND RESOURCES: BUDGET SETTING UPDATE 2026-27

It was not possible to circulate this report five clear days in advance of the meeting. The chair agreed to accept this item as urgent because the council were responding to immediate circumstances and it was necessary to bring this to the attention of cabinet for any comments ahead of the budget report in February 2026.

RESOLVED:

That the following be noted:

1. The update to the local government funding arrangements including the policy statement and the autumn budget
2. The approach to setting the 2026-27 budget.
3. The proposed options to help achieve a balanced 2026-27 (Appendix A of the report).
4. The draft fees and charges schedules (Appendix B of the report).
5. That strategic directors will continue to work with their respective cabinet members to find additional savings options to close the estimated funding gap.
6. That equality impact assessments are ongoing, and a cumulative impact assessment will be presented to cabinet as part of the budget update in February.
7. That the contents of the report will be considered by the overview and scrutiny committee in December 2025 and January 2026 prior to February 2026 cabinet.

16. HOUSING REVENUE ACCOUNT (HRA) - INDICATIVE RENT AND CHARGES REPORT 2026-27

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

It was not possible to circulate this report five clear days in advance of the meeting due to the timing of the Chancellor's Autumn Statement on 26 November 2025. The statement was expected to confirm details on the implementation of the social rent convergence policy, which has implications for the council's housing revenue account (HRA) and tenant rents for 2026–27. As noted in paragraph 16 this has been delayed.

Submitting the indicative rent and charges report to December cabinet enabled the statutory 28-day notice period to be met ahead of the effective date of 6 April 2026. Any further delay would risk breaching legal notification requirements and potentially result in a loss of income to the HRA.

RESOLVED:

1. That the proposed rent increase of 4.8% (based on September 2025 Consumer Price Index plus 1%) for all directly and tenant managed (TMO)

housing stock held within the council's housing revenue account (HRA) be noted.

2. That it be noted that guidance on the proposed implementation of rent convergence expected to be announced in the Autumn Statement (26 November 2025) has been delayed to January 2026, as set out in paragraphs 16-18 of the report.
3. That the proposed rent increase of 4.8% for the council's shared ownership stock as set out in paragraph 20 of the report with effect from 6 April 2026 be noted.
4. That the proposed increases to tenant service charges, comprising estate cleaning, grounds maintenance, communal lighting and door entry maintenance as set out in paragraphs 21-22 of the report with effect from 6 April 2026 be noted.
5. That the proposed increase in sheltered and flexi-care housing service charges as set out in paragraph 23 of the report with effect from 6 April 2026 be noted.
6. That the disaggregation of the combined rent and service charges for supported hostels and the proposed increase for both in line with CPI+1% as set out in paragraphs 24-25 of the report with effect from 6 April 2026 be noted.
7. That the proposed increase in garage charge rates as set out in paragraphs 26-27 of the report with effect from 6 April 2026 be noted.
8. That the withdrawal of the concessionary garage rate for non-blue badge holders as previously agreed under individual decision making (IDM) by the cabinet member for council homes as set out in paragraph 28 of the report with effect from 6 April 2026 be noted.
9. That the proposed freezing of heat network charges for 2026-27 at existing levels, with the exception of the borough-wide metered charge for new homes, which will be reduced as set out in paragraphs 29-43 of the report with effect from 6 April 2026 be noted.
10. That it be noted that resident engagement on the proposals will be undertaken during December, and the outcomes reported to cabinet at its meeting on 6 January 2026.

NOTE:

Councillor James McAsh left the cabinet meeting at 12.55pm.

17. GATEWAY 1 PROCUREMENT STRATEGY APPROVAL REPORT: ALL-AGE INTEGRATED DRUG AND ALCOHOL TREATMENT AND RECOVERY SERVICES

RESOLVED:

1. That the procurement strategy for the all-age integrated drug and alcohol treatment and recovery services contract to be procured through a competitive process up to a maximum estimated annual contract value of £7,399,584 for a period of five years commencing on 1 April 2027, with an option to extend by a further period of up to five years (three years + two years), subject to satisfactory performance and with recourse to a contractual break clause, making a total maximum estimated contract value of £73,995,840, be approved.
2. That the gateway 2 contract award approval for the all-age integrated drug and alcohol treatment and recovery services contract be delegated to the strategic director of children and adult services, in consultation with the cabinet member for health and wellbeing.

18. ALLOCATIONS FOR STRATEGIC COMMUNITY INFRASTRUCTURE FUNDING

RESOLVED:

That the allocation of strategic community infrastructure levy funding of up to £3,500,000 as a grant to Veolia ES Southwark Limited towards the South East London Combined Heat and Power heat network extension be agreed.

19. GATEWAY 3 – VARIATION DECISION: PHASE 2 OF EXTENSION TO THE SOUTH EAST LONDON COMBINED HEAT AND POWER PLANT (SELCHP) HEAT NETWORK

Councillors Evelyn Akoto and Natasha Ennin, having declared a disclosable pecuniary interest in respect this item, did not participate in the discussion on this item.

RESOLVED:

That, subject to receipt of First Tier Property Tribunal dispensation (see paragraph 2 of the report), and approval of the community infrastructure levy funding and green building fund funding (see paragraph 3 of the report):

1. That the proposed variation to the council's heat supply agreement with Veolia ES Southwark Limited (VESS) involving works which requires capital expenditure from the council of £5,500,000 and the supply of low carbon heat to 31 March 2050 at an estimated cost of £208,761,745 (precise value will

depend on inflation) making a total estimated variation value of £214,261,745 and a total estimated contract value of £267,873,179 be approved.

2. That the contents of the report, that the council aims to extend its heat supply agreement with VESS to supply low carbon heat to several additional housing estates and to continue doing so through to 31 March 2050 be noted. In this regard the council is seeking dispensation from the First Tier Property Tribunal from the requirement to run a standard Section 20 consultation process (see paragraph 76).
3. That for the council's £5,500,000 capital contribution to receive separate approval (£2,000,000 from the green buildings fund, £1,000,000 of which is subject to a drawdown request to the planning committee, and £3,500,000 from the strategic community infrastructure levy requiring approval by the cabinet, also at December 2025 cabinet meeting but falling within a separate report) be noted.

20. APPROVAL TO PURCHASE: ROCKINGHAM STREET ARCHES NOS. 107, 106,105

RESOLVED:

1. That the strategic director of resources, advised by the director of planning & growth and in consultation with the assistant director of property be authorised, to purchase the property. That the circumstances leading to the purchase and due diligence being undertaken by officers and their advisors be noted.
2. That the legal and financial arrangements and the conditions of the purchase be noted.
3. That authority be delegated to the strategic director of resources, advised by director of planning and growth and in consultation with the assistant director of property to:
 - Complete the acquisition and
 - Agree detailed transactional terms pursuant to the Heads of Terms (see closed appendices 1 to 4 of the closed report).

21. RESPONSE TO THE HOUSING SCRUTINY COMMISSION: OUTCOME OF THE REVIEW OF THE CANADA ESTATE 2017/18, FAIR STREET / DEVON MANSIONS 2018/19 AND KIRBY ESTATE 2018/19 QHIP MAJOR WORKS PROJECTS

RESOLVED:

That all recommendations made by the housing scrutiny commission as set out

in the report be accepted.

**22. RESPONSE TO THE ENVIRONMENT SCRUTINY COMMISSION 2024-25:
EXPLORING THE PHYSICAL AND MENTAL HEALTH WELLBEING IMPACTS
OF ACTIVE TRAVEL AND ACCESS TO NATURE SCRUTINY REVIEW REPORT**

RESOLVED:

1. That the report be approved as the council's response to the 34 recommendations put forward by the environment scrutiny commission's report 'exploring the physical and mental health and wellbeing Impacts of active travel and access to nature' as set out in the overview and scrutiny procedure rule 15.3.
2. That 28 recommendations be accepted and 6 recommendations be partially for reasons outlined in the report.

**23. REPORT FROM OVERVIEW AND SCRUTINY COMMITTEE: OUTCOME OF
CALL-IN ASYLUM ROAD CARE HOME, DISPOSAL OF THE SITE BY WAY OF
A LONG-LEASEHOLD INTEREST**

It was not possible to circulate this report five clear days in advance of the meeting. The chair agreed to accept this item as urgent because if the report was not received at this cabinet meeting, then it is likely that the response would not be considered by cabinet until its 10 March 2026 meeting, which is after the last meeting of the health and social care scrutiny commission before the local elections.

Care home provision has been an integral part of the commission's ongoing work, and in order to provide the current commission with the opportunity to have benefit of the cabinet response to inform future direction, the report needs to be received at this meeting to fit with the cabinet response timescales which will enable the commission to view the response in this municipal year.

RESOLVED:

1. That the recommendations from the overview and scrutiny committee arising from the call-in of the cabinet decision in respect of 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 be noted.
2. That the recommendations from the committee be considered and that the relevant cabinet member report back to cabinet on the recommendations within two months.

24. REPORT OF THE OVERVIEW AND SCRUTINY COMMITTEE: CHILTON GROVE ESTATE - INFILL AND MAJOR WORKS

RESOLVED:

1. That the recommendations from the overview and scrutiny committee arising from the Internal Review of the Chilton Grove Estate Rooftop Homes and 2018-19 QHIP Major Works Project be noted.
2. That the recommendations from the committee be considered and that the relevant cabinet member report back to cabinet on the recommendations within eight weeks.

25. REPORT OF THE OVERVIEW AND SCRUTINY COMMITTEE: SOUTHWARK COMMUNITY SAFETY PARTNERSHIP

RESOLVED:

1. That the recommendations from the overview and scrutiny committee arising from the Review of Southwark Community Safety – Working Together for a Safer Southwark be noted.
2. That the recommendations from the committee be considered and that the relevant cabinet member report back to cabinet on the recommendations within eight weeks.

26. MOTIONS FROM COUNCIL ASSEMBLY

RESOLVED:

Rights for Residents: Putting People First

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

1. Council Assembly believes:
 - a. That a core goal of local and national government is to improve people's lives by guaranteeing rights for residents.
 - b. That rights empower people against more powerful organisations and individuals.
 - c. That every worker has the right to join a Trade Union.
 - d. That under fourteen years of Conservative government, the balance of

power shifted away from working people and toward more powerful individuals and organisations.

- e. That amidst the cost of living crisis, rights at work and for renters are especially vital and in need of reform.

2. Council Assembly notes:

- a. That the Conservative and Liberal Democrat coalition oversaw an end to real terms wage rises for the first time in 50 years.
- b. That this end to real terms wage rises is a core driver of the cost of living crisis today, with rising prices and bills outstripping wages leaving thousands of Southwark residents struggling to make ends meet.
- c. That this year the Liberal Democrats once again sided with the Conservatives and Reform to try to block improved rights for working families.
- d. That private rents are rising at unacceptable levels in central London boroughs such as Southwark, also driving the cost of living crisis.
- e. That this is partly caused by the Conservative and Liberal Democrat coalition's cut to investment in genuinely affordable housing, with a 60% cut in capital investment for new affordable homes from 2010.
- f. That the Labour Party has a proud history of enshrining rights in law, from the Minimum Wage to maternity leave, and continues to lead on expanding rights for workers and renters.
- g. That the balance of power in both the workplace and the rental market is tilted against individuals, and this must change.

3. Council Assembly welcomes:

- a. This Labour administration's continued adherence to Labour values, supporting the rights of our residents and backing working families.
- b. The council's new Know Your Worth, Know Your Rights campaign, showcasing the rights our residents have at work and how to access the right guidance and advice to better understand them.
- c. The council's work to partner with organisations like Citizens Advice Southwark and the Southwark Law Centre in the campaign, to promote information about our residents rights in the workplace, such as entitlement to sick leave and paid holidays.
- d. The work of the Southwark Living Wage Unit, Southwark Works, and

Connect to Work in supporting fair pay and employment access.

- e. The council's support for local businesses, including through Business Improvement Districts (BIDs) and business forums, and efforts to double the number of Living Wage employers.
 - f. The largest landlord licensing scheme in the country, successful prosecutions of rogue landlords, and the Gold Standards Charter for responsible landlords.
4. Council Assembly also welcomes:
- a. Labour's Employment Rights Bill, which will deliver day-one rights, ban fire-and-rehire, and improve job security and workplace protections.
 - b. Labour's Renters' Rights Bill, which will abolish Section 21 evictions, end rental bidding wars, and introduce a new landlord ombudsman and database.
5. This Council resolves to:
- a. Ask Cabinet to continue to adhere to Labour values in decisions they take and support and empower working families at every opportunity.
 - b. Support the full implementation of both the Employment Rights Bill and the Renters' Rights Bill.
 - c. Work with employers to become early adopters of the Employment Rights Bill.
 - d. Work with employers and landlords to raise awareness of new rights and responsibilities.
 - e. Collaborate with trade unions, advice services, and community organisations to support residents in exercising their rights.
 - f. Promote the London Living Wage and positive employment practices across the borough.
 - g. Train enforcement teams and amplify communications to tenants about their rights.
 - h. Work with the Greater London Authority and the Ministry of Housing, Communities and Local Government to boost enforcement and share best practices across London.

Demanding Real Fairer Funding for Southwark

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

1. Council Assembly notes:

- a. In November 2022, Council Assembly passed a motion rightly condemning the assault on local government funding by Conservative and Liberal Democrat governments, which threatened the ability of Southwark Council to continue to deliver vital services for residents.
- b. The brutal cuts to local council spending undertaken by the Liberal Democrats in coalition with the Conservatives from 2010.
- c. That local government spending will not reach 2010 levels until the 2030s, due to the severity of cuts by undertaken by the Liberal Democrats in coalition with the Conservatives from 2010.
- d. That despite this assault from the Conservatives and Liberal Democrats, Southwark Labour have protected our libraries, in-sourced our leisure centres and continued to invest in local services – presenting balanced budgets every year.
- e. The Liberal Democrats' failure to present balanced 'alternative' budgets.
- f. The Section 151 Officer's response to the Liberal Democrats' 2023 'alternative' budget put forward, which stated:
 - i. "Collectively, these proposals create significant risk to the 2023-24 budget and are not in line with the recommendations of the s151 officer as set out to Council Assembly, especially with regard to collection rates, one off contributions from reserves and income targets."
- g. This Labour administration's three-year budget, which has kept the council's finances stable during a turbulent economic period following Liz Truss's mini-budget and Russia's invasion of Ukraine.

2. Council Assembly recognises:

- a. The impact of Conservative and Liberal Democrat austerity on local authorities across the country, which hollowed out many councils outside of London
- b. The need for wealth to be redistributed around the country.
- c. The long-overdue need for local government funding reform, which is being undertaken by the Labour government.

3. Council Assembly welcomes:

- a. This council's engagement with the Secretary of State for Housing, Communities and Local Government, as well as other government ministers, which is ensuring a fair settlement for Southwark.
- b. This council's role in leading inner-London boroughs' campaign for fairer funding in meetings with the Ministry for Housing, Communities and Local Government and, alongside local Labour MPs, in Parliament.
- c. The leading role this council is playing alongside London Councils and Central London Forward to ensure a fair settlement for Southwark.

4. Council Assembly resolves to:

- a. Ask that the council continues to engage with the government to ensure a fair outcome for Southwark.
- b. Ask that the council continues to work with local MPs, London Councils, Central London Forward and others in ensuring a fair outcome for inner London boroughs.

Action to divest the Southwark Pension Fund from conflict and genocide

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

1. Council Assembly notes:

- a. The devastating humanitarian crisis in Gaza, including the suffering, death, and famine that have followed Israel's military actions in response to the appalling attacks by Hamas in 2023.
- b. That Israeli forces have killed more than 65,000 Palestinians in Gaza since 2023, including more than 20,000 children.
- c. The UN estimates that approximately 92% of all residential buildings in Gaza – around 436,000 homes – have been damaged or destroyed since the start of the conflict, causing the displacement of 1.9 million Palestinians. Many have been displaced several times.
- d. That in April 2025, Save the Children reported that all schools in Gaza had been closed for 625,000 students for 6 months and that 88% of all school buildings in Gaza had been damaged or destroyed. In May 2025 WHO reported that Israeli forces had destroyed or damaged 94% of all hospitals in Gaza.
- e. That UN reports confirm the escalating crisis in the West Bank, including

mass displacement on a scale not seen since 1967, with more than 40,000 Palestinians uprooted and neighbourhoods destroyed.

- f. That on 16 September 2025, the United Nations Independent Commission of Inquiry found a risk of genocide against Palestinians in Gaza and called on all Member States, including the UK, to “employ all means reasonably available to them to prevent the commission of genocide in the Gaza Strip”.
- g. That this position is representative of the growing international consensus shared by Amnesty International, Oxfam, leading Israeli human rights organisations B’tselem and Physicians for Human Rights Israel, the International Association of Genocide Scholars, and leading Israeli scholars of genocide such as Raz Segal and Omer Bartov that Israel is committing genocide.
- h. The deep concern and distress felt by many Southwark residents, particularly those with personal or familial ties to the region, and the calls from across our borough for action.
- i. Southwark Council has a proud record of ethical investment and is one of only four UK local government pension funds with an ambitious 2030 net zero target, showing our commitment to placing our values at the heart of our investment policy.
- j. That since December 2023, the Southwark Local Government Pension Scheme has been monitoring its exposure to companies listed by the United Nations Office of the High Commissioner for Human Rights (OHCHR) as being linked to the occupation of Palestine. The Southwark Local Government Pension Scheme has no direct investments in the companies listed by the United Nations but has £4.9m invested through managed funds.
- k. That the council has already begun engaging with fund managers to stress the importance of human rights as a key criterion in responsible investment.

2. Council Assembly welcomes:

- a. The tentative ceasefire in Gaza which - at the time of writing - is resulting in the exchange of prisoners and hostages, both living and dead, between Israel and Palestine.
- b. The Labour Government’s recognition of the state of Palestine on 21 September 2025, as a significant and historic step in British foreign policy on the path to a two-state solution.
- c. The council’s announcement that Southwark will become the first local

authority to incorporate the United Nations Genocide Convention into its investment framework, enabling the exclusion of investments in any state found by the International Court of Justice to be in breach of the Convention.

3. Council Assembly resolves to ask that:
 - a. The Pensions Advisory Panel continues to work with fund managers to disclose and divest pension fund investments in companies listed by the United Nations OHCHR as being linked to the illegal occupation of Palestine, regularly reporting on progress made.
 - b. The council also recognises that the OHCHR list is not fully comprehensive, including for arms companies supplying countries in breach of international law. Therefore, Council Assembly also calls on the London Collective Investment Vehicle (LCIV) to develop a more robust framework that enables the exclusion of investments linked to conflict, military occupation, or genocide, including the creation of a new fund that allows greater flexibility to divest from specific asset classes within pooled funds.
 - c. The council use the pension fund's recently adopted "pass-through voting" mechanism to influence decisions on investments linked to human rights concerns, conflict, or military occupation.
 - d. The council complete the necessary steps to become the first local authority to incorporate the United Nations Genocide Convention into its investment framework.
 - e. The council reaffirm Southwark Council's commitment to ethical investment, transparency, and the protection of human rights, ensuring that our pension fund reflects the values of our diverse and compassionate community.

Southwark Council will not water down affordable housing requirements

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

1. Council assembly notes:
 - a. That the prioritisation of genuinely affordable housing, and social rent housing in particular, is a central commitment of this administration
 - b. That since the establishment of Southwark's council house-building programme, 3,000 new council homes have either been built or are on site

- c. That since January 2025, there have been new council homes completed on the Rennie Estate (South Bermondsey), Salisbury Estate (North Walworth), Sedgmoor Place (St Giles) and Linden Grove (Peckham Rye), with 581 new council homes also now delivered on the Aylesbury Estate (Faraday), and residents on the Tustin Estate (Old Kent Road) about to move into new homes
- d. That the council has recently announced the next phase of new council homes delivery
- e. That this Labour administration has a strong track record of securing additional homes at social rent from developers, with Southwark responsible for the highest number of GLA-funded social rent completions in London last year
- f. That Liberal Democrat controlled councils in London (Sutton, Richmond and Kingston) started a combined total of 0 (zero) social rent homes last year
- g. That in Labour-run Southwark there were more social rent homes build last year (581) than in Liberal Democrat controlled councils (Sutton, Richmond and Kingston) over the past 10 years combined
- h. The Green Party's continued and consistent campaigning against new homes in any form, including 100% affordable schemes such as Flaxyards in Peckham
- i. That our planning policies have secured over 50% affordable housing delivery in the Old Kent Road Opportunity Area, and 35% affordable housing at the Biscuit Factory – which will on its own deliver 338 new social rent homes for Southwark residents on the waiting list
- j. That this Labour administration has a unique policy requiring affordable housing from student accommodation and co-living developers which over the last year has contributed to 892 affordable homes, of which 695 are at social rent, being consented by the Main Planning Committee. The Committee has also secured an additional £22.49m in potential contributions to our New Homes programme
- k. That Southwark's Labour Cabinet have also proposed increasing the CIL rate on speculative student accommodation to generate additional investment for our neighbourhoods, building on the £20m currently being distributed as a result of our planning policies
- l. That Southwark council is robustly defending its planning policies at the current Aylesham Centre appeal and inquiry
- m. That Southwark remains London's biggest social landlord, and that

across Southwark, approximately 40% of households are socially renting

- n. That as Private Rented Sector (PRS) rents continue to escalate, demand for socially rented housing also continues to increase, with over 20,000 households now on the Southwark waiting list
- o. That eviction from the PRS is the second highest reason given for homelessness applications in Southwark
- p. That demand for new housing in Southwark is overwhelmingly for homes that are genuinely affordable for Southwark residents – for social rent homes, and homes that will enable families to remain in the borough.

2. Council Assembly welcomes:

- a. The government's stated commitment to deliver the biggest boost in affordable and social housing in a generation
- b. The allocation of £39bn over 10 years to deliver the next Affordable Homes Programme with a greater emphasis on social rent homes
- c. The reform of Right to Buy including the reduction in discount, to prevent the loss of council homes
- d. The Renters' Rights Act, including the end to S21 evictions and the introduction of more secure, periodic tenancies
- e. The new City Hall Developer Investment Fund to enable the Mayor to unlock and accelerate housing delivery
- f. The exclusion of student accommodation and co-living schemes from the measures outlined in the proposed Emergency Package for London.

3. Council Assembly resolves:

- a. To continue leading the national campaign on behalf of our residents to save council housing for future generations
- b. To work with the government and GLA to focus efforts on scaling up the delivery of social rent homes in London, and especially council homes, as the top priority
- c. To join with the Chair of the Housing, Communities and Local Government Select Committee, in calling for a clear numerical target for the delivery of social rent homes nationally and across London
- d. To continue defending Southwark's planning policies and ensure we

maximise long-term community benefit from new developments.

Make Peckham Rye Station safe and accessible

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

1. Council Assembly notes:

- a. That Peckham Rye Station is the busiest interchange in the country without step-free access, with more than 6 million passengers using the station in 2024.
- b. That the lack of step-free access currently excludes many disabled residents, wheelchair users, parents with buggies, and older people from using the station, forcing them onto longer or less convenient routes.
- c. That the Treasury has paused funding for the station upgrade, which would have eased overcrowding and installed lift access to all platforms.
- d. That the upgrade is shovel-ready, with Network Rail having secured planning permission.
- e. That this Council has committed £1 million to supporting this project.
- f. That the station upgrade would not only improve accessibility for all but also increase the station's capacity, removing the risk of dangerous overcrowding at peak times, and unlock economic growth, supporting local housing delivery and high street renewal.
- g. That Labour's plans to create a public square in front of the station on Rye Lane are progressing, with demolition of vacant buildings on the new forecourt set to begin shortly.
- h. That Southwark Labour Leader, Councillor Sarah King, has written to the Transport Secretary urging a rethink of the decision to pause the upgrade.
- i. That under the Equality Act 2010, public authorities have a duty to remove barriers and advance equality of opportunity. Upgrading Peckham Rye Station is a clear example of that duty in practice.
- j. That Rye Lane's Labour councillors have launched a petition to ensure local voices are heard and to call on the Government to deliver this vital investment.
- k. That Nunhead, North Dulwich, South Bermondsey and Elephant &

Castle stations also need investment to make them fit for the future.

2. Council Assembly welcomes:

- a. The campaign and petition led by Labour councillors in Rye Lane ward.
- b. Network Rail's continued commitment to the upgrade of Peckham Rye Station.

3. This Council resolves to:

- a. Support the campaign led by Rye Lane's Labour councillors to secure full Government funding for the Peckham Rye Station upgrade.
- b. Continue to work with Network Rail to progress immediate health and safety improvements at the station.
- c. Call on the Treasury to reverse its decision to pause funding and commit to delivering the full upgrade, including lift access to all platforms.
- d. Highlight the economic, social, and accessibility benefits of the station upgrade for Peckham, Southwark, and wider south-east London.
- e. Ensure that the station upgrade is delivered in tandem with the redevelopment of the station square and public realm improvements along Rye Lane.
- f. Reaffirm the Council's commitment to inclusive transport infrastructure that meets the needs of all residents, including those with disabilities, parents with buggies, and older people.
- g. Reaffirm the Council's commitment to inclusive transport infrastructure that is designed and tested with disabled residents, setting a borough-wide benchmark for equality of access.

Our water our way

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

1. his council notes:

- a. Serious flooding on Gallery Road, Dulwich, in October 2025, resulting in road closures.
- b. Serious flooding in Ilderton Road, Bermondsey, in July 2025, caused by a burst water main which flooded 27 homes.

- c. A serious burst water main in Dulwich in February 2025 which affected 5,000 households in South London.
 - d. Repeated failures from Thames Water to communicate with residents about works and fixes taking place, including road closures.
 - e. Decades of underinvestment from Thames Water alongside huge dividend payouts to shareholders and mounting debt, resulting in crumbling local infrastructure.
 - f. Ofwat's findings in 2024 that Thames Water broke dividend payment rules, resulting in an £18 million fine.
2. This council also notes:
- a. Thames Water, the UK's largest water company and provider to thousands of households in Southwark, is on the brink of collapse - saddled with billions in debt, facing unprecedented public outcry over pollution and chronic underinvestment.
 - b. The consequences of any new ownership or restructure at Thames Water will impact millions of people's bills (including thousands across Southwark), our environment, and our ability to prepare for the tremendous strain our water system is set to face due to climate change.
 - c. That the Conservatives' obsession with privatisation prioritises shareholders over people, resulting in little or no investment in services. Our residents are paying the price for this ideology.
 - d. The model of privatisation is not the norm - 90% of the world runs water in public ownership, with clear benefits for customers, staff and environment.
 - e. Many experts believe that Thames Water could be nationalised at minimal cost.
 - f. The Water Special Measures Act 2025 has attempted to rescue the water sector through measures such as blocking bonuses for executives who are polluting waterways.
 - g. Executives have circumnavigated this ban by renaming executive payouts. Regulation is failing. We must change the ownership model of Thames Water.
 - h. The Water Industry Act 1991 grants the government authority to place water companies into Special Administration when they face financial

distress or significantly breach their licence or statutory duties, rendering their continued operation inappropriate.

- i. Both of these conditions have been met by Thames Water, which should be put into special administration with immediate effect.
 - j. Special Administration is a form of temporary public ownership. It presents the government with a choice. If they choose to re-privatise, taxpayers will bear the financial burden of Thames Water's reckless financial decision making, while private, international shareholders reap the profits. Alternatively, they can choose to keep Thames Water in permanent public ownership, and provide billpayers with a water service that prioritises people and the environment.
 - k. Any decisions made about the future of Thames Water should be conducted with full public scrutiny and democratic involvement. Protections for the workers, our environment and for residents' bills must be honoured.
3. This council resolves to:
- a. Write to Emma Reynolds as Secretary of State for Environment, Food, and Rural Affairs, and Rachel Reeves, Chancellor of the Exchequer, urging government to:
 - i. Use its powers under the Water Industry Act 1991 to place Thames Water into Special Administration, ensuring that workers' current terms and conditions on pay and pensions are honoured and public interests are protected.
 - ii. Use the provisions of Special Administration to end the failed experiment of privatisation and bring Thames Water back into permanent public ownership.
 - iii. Enable accountability and transparency under a publicly owned Thames Water by changing its governance model so that local councils, workers and households are all represented on the Board.
 - b. Ask that Cabinet communicate the text of this motion to:
 - i. Southwark Members of Parliament
 - ii. Secretary of State for Environment Food and Rural Affairs, Emma Reynolds
 - iii. Rachel Reeves, Chancellor of the Exchequer

- iv. CEO of Thames Water, Chris Weston.

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.

27. MINUTES

The closed minutes of the cabinet meeting held on 14 October 2025 were approved as a correct record and signed by the chair.

28. PHASE 2 OF THE TUSTIN ESTATE RENEWAL

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

29. GATEWAY 3 - VARIATION DECISION: PHASE 2 OF EXTENSION TO THE SOUTH EAST LONDON COMBINED HEAT AND POWER (SELCHP) HEAT NETWORK

The cabinet considered the closed information relating to this item. Please see item 19 for the decision.

30. APPROVAL TO PURCHASE: ROCKINGHAM STREET ARCHES NOS. 107, 106,105

The cabinet considered the closed information relating to this item. Please see item 20 for the decision.

The meeting ended at 1.25pm

CHAIR:

DATED:

DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 17 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS MIDNIGHT, WEDNESDAY 10 DECEMBER 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.