



Cabinet

MINUTES of the OPEN section of the Cabinet held on Monday 16 March 2026 at 3.00 pm 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 Stephanie Cryan
Councillor Ellie Cumbo
Councillor Helen Dennis
Councillor Portia Mwangangye

1. APOLOGIES

An apology for absence was received from Councillor Natasha Ennin.

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

The chair gave notice of the following late items as follows:

- Item 8: Addendum report: Petition: Save our high street, support Dulwich Village businesses and
- Item 13: Addendum report: Alms House delivery via land transaction at 1 Ann Moss Way and 153-159 Abbeyfield Road.

Reasons for urgency and lateness will be included in the items.

3. NOTICE OF INTENTION TO CONDUCT BUSINESS IN A CLOSED MEETING, AND ANY REPRESENTATIONS RECEIVED

No representations were received.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 2 February 2026 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 no deputation requests.

8. PETITION: SAVE OUR HIGH STREET - SUPPORT DULWICH VILLAGE BUSINESSES

A response to the issues raised by the petition were published in a report to cabinet. Additionally, an addendum report was published which the chair agreed to accept on the grounds of urgency. Officers and petitioners had separately identified an inaccuracy in the original report after this was published and the addendum corrected the record.

RESOLVED:

That the petition submitted by Clive Rates and Tristan Honeybourne about Dulwich Village High Street, requesting Southwark Council offer more free parking, remove road restrictions and reverse parking charges in Dulwich Park be considered.

Councillor John Batteson, cabinet member for climate emergency, jobs and transport responded to the petition at the meeting, reinforcing his commitment to continue working with local businesses, the trader's association, residents, ward councillors and the Dulwich Estate.

9. CORPORATE PARENTING ANNUAL REPORT 2025

Cabinet heard a contribution from a representative of Speakerbox. A summary of the issues raised by the representative of Speakerbox is set out as follows:

- Focus to empower young people and their voice to impact stakeholders

- Positive support provided by Speakerbox that enables children and young people to build confidence and talk about their experiences
- Theatre visits and other trips that are organised
- Boost to confidence and work around employment that has enhanced opportunities for the young people.

Request from Speakerbox:

- More attendance of councillors to Speakerbox meetings
- Outcomes and young people being made aware of the decisions made and impact of their involvement
- Speakerbox to maintain and enhance resources available in order to promote equitable life opportunities for children and young people
- A request to better understand the process of decision making.

RESOLVED:

1. That the report including progress of corporate parenting strategy, areas of focus for 2025 and work of the corporate parenting committee be noted.
2. That it be noted that a child and young person friendly easy read version of the report will be shared widely with children in care and care leavers and made publicly available and easily accessible on the council's website.
3. That changes to Southwark council's housing allocations scheme, which will see care leavers have access to one-bed properties, as well as bedsit and studio properties be supported.

10. END OF TERM REPORT 2022 - 2026

RESOLVED:

That the council's performance and delivery against our council delivery plan commitments as outlined in our end of term report (Appendix 1 of the report) be noted.

11. AYLESBURY ESTATE: FUTURE PHASES

RESOLVED:

1. That the basis of the variation to the development partnership agreement (DPA) be agreed, which will see the developer complete three phases of the estate renewal (Plot 18, FDS C, Phase 2B) and for the future phases (Phases 2C, 3 and 4) of the estate renewal to return to the control of the council, as detailed in paragraph 17 of the report.

2. That authority be delegated to negotiate and approve a proposal for the variation of the development partnership agreement (DPA) to the strategic director of housing, in consultation with the strategic director of resources.
3. That it be noted that a report will be presented to a future cabinet meeting on the revised way forward for delivering the future phases of the Aylesbury Estate.

12. ACQUISITION OF THE PLOT H1 ELEPHANT AND CASTLE HEALTH CENTRE

RESOLVED:

1. That the acquisition of premises for the Elephant and Castle Health Centre delivered to shell and core using strategic community infrastructure levy (CIL) be approved.
2. That the negotiations of detailed terms be subject to a full business case, prior to formal committal, and delegated to the cabinet member for equalities, democracy and finance in consultation with the strategic director of resources and the director of planning and growth be approved.
3. That finalising the fit-out cost is subject to a business case at a later stage be delegated to cabinet member for equalities, democracy and finance in consultation with the strategic director of resources and the director of planning and growth be approved.
4. That it noted that it is the intention of the council to use strategic community infrastructure levy (CIL) to fund the fitting out of the premises.
5. That taking forward of negotiations and finalising terms with the relevant NHS body for an under lease of the premises at a market rent from the council be delegated to the director of planning and growth.

13. ALMS HOUSE DELIVERY VIA LAND TRANSACTION AT 1 ANN MOSS WAY AND 153-159 ABBEYFIELD ROAD

An addendum report with additional information was circulated. The chair agreed to accept for reasons of urgency as the main report had been published and members needed to be aware of this information and consider at the same time as the main report.

RESOLVED:

1. That it be agreed that the council will work with United St Saviour's Charity (USTSC) to explore the feasibility of bringing forward new Older People's

Housing developments on the sites at 1 Ann Moss Way and 153-159 Abbeyfield Road, drawing on the principles of the Appleby Blue development.

2. That it be noted that this work will assess the potential to deliver approximately 50 homes at social rent levels, subject to site capacity, financial viability and wider programme considerations.
3. That funding for the developments on the two sites is anticipated to come from a combination of planning contributions from a donor scheme and grant be noted.
4. That taking forward negotiations for the disposal of land, and other appropriate documentation, be approved under delegated authority by the strategic director of resources in consultation with the assistant director of property and the cabinet member for new homes and sustainable development.
5. That the allocation of a site for the Social Purpose of Land (SPoL) initiative at 209-219 Rotherhithe New Road as the substitute site, in lieu of 153-159 Abbeyfield Road, which is now recommended for alms housing, as set out in paragraph 1 of the report be approved.

14. GATEWAY 2: MENTAL HEALTH SUPPORTED HOUSING PROVISION

RESOLVED:

1. That the award of eight contracts for the delivery of mental health supported housing provision be approved. The contracts will commence on 6 July 2026, for a period of either four or five years as shown in the table in paragraph 02 of the report, with an option to extend for a further two years, for an estimated maximum annual contract value of £1.95m and a whole life contract value inclusive of extensions of £12.88m.
2. Contracts recommended for award:

Four-year contracts to align with Integrated Care Board (ICB) contracts

Provider	Lots	Sub-lots/ scheme	Initial Contract Term (years)	Annual Contract Value	Initial Contract Value	Total Contract Value (4+ 2-years)
Turning Point Services Ltd	Lot 1 - High needs	Lot 1b	4	£384,120	£1,536,480	£2,304,720
Hestia Housing and Support	Lot 3 - High needs (24- hour support)	Lot 3	4	£386,287	£1,545,148	£2,317,722
Totals				£770,407	£3,081,628	£4,622,442

Five-year contracts

Provider	Existing Buildings Available (Y/N)	Lots	Sub-lots/ scheme	Initial Contract Term (years)	Annual Contract Value	Initial Contract Value	Total Contract Value (5+ 2-years)
Peabody Trust	N	Lot 2 - Medium support	Lot 2a	5	£177,143	£885,715	£1,240,001
Southside Partnership	N		Lot 2d	5	£125,343	£626,715	£877,401
Hestia Housing and Support	Y	Lot 4 - Medium support	Lot 4a	5	£225,987	£1,129,935	£1,581,909
Southside Partnership	Y		Lot 4b	5	£196,467	£982,335	£1,375,269
Hestia Housing and Support	Y		Lot 4c	5	£243,757	£1,218,785	£1,706,299
St Mungo Community Housing Association	Y		Lot 4d	5	£211,123	£1,055,615	£1,477,861
Totals					£1,179,820	£5,899,100	£8,258,740
Total four- and five-year contracts					£1,950,227	£8,980,728	£12,881,182

3. That it be noted that one lot for short term medium support within this procurement was unable to be awarded due to the lack of quality bids. Available options, including conducting single supplier negotiations to award the contract, are currently under review.
4. That it be noted that the approval of any unawarded lot following the chosen procurement exercise will be approved by the strategic director for children and adult services, in consultation with the cabinet member for health and wellbeing for a period of five years with an option to extend for a further two years (5+2).
5. That it be noted that the total estimated maximum value for the contract not awarded is £193k per annum and a whole life contract value of £1.35m over the lifetime of the contract.
6. That the change to the procurement strategy within the gateway 1 (GW1) procurement strategy report as set out in paragraph **Error! Reference source not found.**13 of the report be noted.

15. GATEWAY 1: PROCUREMENT STRATEGY APPROVAL - HEATING AND WATER REPAIRS, MAINTENANCE, REFURBISHMENT AND REPLACEMENT WORKS AND COMMUNAL HEATING MAJOR WORKS FRAMEWORK

RESOLVED:

1. That the procurement strategy outlined in the report to undertake a procurement exercise for eight heating and water repairs, maintenance, refurbishment and replacement be approved. Work contracts for the lots referred to below, each for an initial period of five years from 5 April 2027 (at an estimated combined total of £112m for the initial period) with the option to extend for up to a further five years (at an estimated combined total of £144m for the extension period), making a total estimated contract value for the eight Lots of £256m:

- Lot 1 - Individual Heating and Water Repairs and Maintenance:
 - Bermondsey, Rotherhithe, Walworth and Borough & Bankside (north of the borough) at an estimated annual cost of £4.7m.
 - Lot 2 - Individual Heating and Water Repairs and Maintenance:
 - Camberwell Dulwich, Peckham and Nunhead (south of the borough) at an estimated annual cost of £4.3m.
 - Lot 3 - Communal Heating and Water Repairs and Maintenance:
 - Bermondsey, Rotherhithe, Walworth and Borough & Bankside (north of the borough) at an estimated annual cost of £3.8m.
 - Lot 4 - Communal Heating and Water Repairs and Maintenance:
 - Camberwell Dulwich, Peckham and Nunhead (south of the borough) at an estimated annual cost of £4.7m.
 - Lot 5 - Communal Water Maintenance Refurbishment and Replacements:
 - Bermondsey, Rotherhithe, Walworth and Borough & Bankside (north of the borough) at an estimated annual cost of £0.99m.
 - Lot 6 - Communal Water Maintenance Refurbishment and Replacements:
 - Camberwell, Dulwich, Peckham and Nunhead (south of the borough) at an estimated annual cost of £1m.
 - Lot 7 - Building Energy Management Systems Repairs and Upgrades:
 - Bermondsey, Rotherhithe, Walworth, Borough & Bankside, Camberwell, Dulwich, Peckham and Nunhead (borough-wide) at an estimated annual cost of £254k.
 - Lot 8 - Temporary Boilers:
 - Bermondsey, Rotherhithe, Walworth, Borough & Bankside, Camberwell, Dulwich, Peckham and Nunhead (borough-wide) at an estimated annual cost of £0.6m.
2. That the procurement strategy outlined in the report to undertake a procurement exercise for a multi supplier, borough-wide communal heating major works framework, for an initial period of four years from 5 April 2027 with the option to extend for a further year at an estimated total of £40m be approved:
- Communal Heating Major Works Framework:
 - Bermondsey, Rotherhithe, Walworth and Borough & Bankside, Camberwell, Dulwich, Peckham and Nunhead (borough-wide) at an estimated annual cost of £8m.
3. That the rationale for the geographical division of contract areas for heating and water repairs, maintenance, refurbishment and replacement work contracts referred to in paragraph 1 of the report, which is designed to support the efficient and effective service delivery of the works, as detailed in paragraphs 11 to 14, including back up arrangements be noted.

4. That it be noted that the Notice of Intention letter (in accordance with Section 20 of the Landlord and Tenant Act 1985) has been issued borough-wide to leaseholders regarding this planned procurement.

16. RESPONSE TO RECOMMENDATIONS BY THE OVERVIEW AND SCRUTINY COMMITTEE: SOUTHWARK COMMUNITY SAFETY PARTNERSHIP

A correction to the report title was notified. The response was to the overview and scrutiny committee (not the scrutiny commission as listed).

RESOLVED:

That the response to recommendations 1-10 of the overview and scrutiny committee be noted.

17. RESPONSE TO THE OVERVIEW AND SCRUTINY COMMITTEE: CHILTON GROVE ESTATE

RESOLVED:

That all recommendations made by the overview and scrutiny committee as set out in the report be agreed.

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 categories 3 and 5 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.

18. MINUTES

The closed minutes of the cabinet meeting held on 2 February 2026 were approved as a correct record and signed by the chair.

19. AYLESBURY ESTATE: FUTURE PHASES

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

20. ACQUISITION OF THE PLOT H1 ELEPHANT AND CASTLE HEALTH CENTRE

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

21. ALMS HOUSE DELIVERY VIA LAND TRANSACTION AT 1 ANN MOSS WAY AND 153-159 ABBEYFIELD ROAD

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

22. GATEWAY 2: MENTAL HEALTH SUPPORTED HOUSING PROVISION

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

The meeting ended at 5.15pm.

CHAIR:

DATED:

DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 17 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS MIDNIGHT, TUESDAY 24 MARCH 2026.

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.