EXECUTIVE

MINUTES of the OPEN part of the Executive held on Tuesday 15 September 2026 at 11.00 am at Ground Floor Meeting Rooms, 160 Tooley Street, London SE1 2QH

PRESENT:
Councillor James McAsh (Chair)
Councillor Victor Chamberlain (Vice-Chair)
Councillor Alexandra Austin
Councillor Rachel Bentley
Councillor Rebecca Corn
Councillor Sam Foster
Councillor Reginald Popoola
Councillor Vanessa Threadgold
Councillor David Watson

1. APOLOGIES

Apologies for absence were received from;

- Councillor Eloise Walden-Day, Executive Member for Council Coordination and Climate
- Althea Loderick, Chief Executive
- John Scarborough, Director of Law and Governance

2. NOTIFICATION OF ANY ITEMS 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 Corn declared an interest in relation to Item 12, *Housing Allocations Scheme Review*, as she lives in council housing. Councillor Corn left the room during the discussion of this item.

5. MINUTES

The minutes of the Executive meeting held on 20 July 2026 be approved.

6. PUBLIC QUESTION TIME

Question from Jeremy Harrington

Updated Equality and Human Rights Commission (EHRC) Code of Practice (2026)

How will the Council expect its gym centre staff to respond if a female encounters a person she believes to be a trans woman in a female-designated area and politely requests the person to leave? What legal advice has been requested/received in this regard?

I understand the Council is developing plans to meet its legal requirements in this regard as sensitively and compassionately as possible. I wish to address the above question to the Executive Committee member responsible for the development and implementation of these plans.

Response from Councillor Vanessa Threadgold, Executive Member for Parks and Recreation

The Council is committed to complying with the law as it develops and to implementing any updated statutory guidance applicable to the provision of its leisure services. The Council also remains committed to providing welcoming, respectful and inclusive leisure facilities for all Southwark residents. These objectives are not mutually exclusive, and the Council's approach is to balance the rights, needs and legitimate interests of all service users in a lawful, proportionate and fair manner.

The Council would encourage any service user with concerns about the presence of an individual in the female changing spaces to raise that concern with a member of staff in the first instance.

The Council's expectation is that its staff will respond to any concerns raised by service users in a calm, respectful and lawful manner, seeking support from a manager as required, and taking steps to ensure all users can access services safely and with dignity.

In relation to legal advice, the Council has sought, and will continue to seek where necessary, appropriate legal advice to ensure that its policies, procedures and operational practices comply with current legislation and authoritative guidance. As is standard practice, the Council does not generally disclose the

content of privileged legal advice. However, the Council's policies and staff guidance will be informed by that advice and by its duty to act consistently with the law.

The Council will keep its arrangements under review, and make any amendments as and if required, to ensure that staff are equipped to respond appropriately, lawfully and sensitively to any concerns raised by users of its leisure facilities.

Supplementary question from Jeremy Harrington

Part of the problem implementing the guidelines is that if a woman believes a person in the female changing room to be a trans woman and challenges that person, they may actually be a trans man with a perfect right to be there. This could cause offence and potentially lead to some upset.

Could I therefore request Vanessa's team find a form of words for staff to sensitively and compassionately remind those concerned that only biological females are allowed in the women's changing room.

The Executive member indicated that they had nothing further to add and invited Mr Harrington to submit any follow-ups he may have by email.

7. DEPUTATION REQUESTS

RESOLVED:

St James Estate

1. That the deputation request from Sophia McAllister, Gary Danks and Mary Knight residents of St Jame's Estate, South Bermondsey, be heard.

2. The above resident addressed the Executive and raised their concerns regarding the long term residents being displaced as the consequence of the sale of the of their homes by Notting Hill Genesis (NHG) to BMR.

3. Councillor Reginald Popoola, Executive Member for Council Homes responded to the deputation.

Working Housing Group, of the Southwark Disabled People's Action Forum

4. That the deputation request from Laura Jane Light Southwark Disabled People's Action Forum, be heard.
   Laura Jane was supported by Rita Quinn an advocate.

5. Laura Jane raised concerns regarding issues identified by the Working Housing Group in relation to the council's Housing Allocation Scheme's consultation process.

6. Councillor Reginald Popoola, Executive Member for Council Homes responded to the deputation.

8. GATEWAY 1 – PROCUREMENT STRATEGY APPROVAL -THE NEST

Councillor Corn moved the following amendment, that the following text set out in recommendation 1 be deleted;

'….and subsequent contract award to….'

1. That the Executive approves the procurement strategy for The Nest (Open Access Mental Health Service for Children and Young People), involving single supplier negotiation with, ~~**and subsequent contract award to**~~, Groundwork London in the sum of £479,000 per annum for a period of three years, plus a one-year extension option, with a maximum lifetime contract value of £1,916,000, commencing on 1 November 2026.

The amendment is to clarify that the decision to award the contract will be taken at the Gateway 2 stage. The Executive delegates this decision to the Strategic Director of Children's and Adults in consultation with the Executive Member for Education and Care as set out in recommendation 2.

The Executive member confirmed that the amendment does not impact the provision of the service.

RESOLVED:

That the following recommendations as amended be approved;

That the Executive:

1. Approves the procurement strategy for The Nest (Open Access Mental Health Service for Children and Young People), involving single supplier negotiation with Groundwork London in the sum of £479,000 per annum for a period of three years, plus a one-year extension option, with a maximum lifetime contract value of £1,916,000, commencing on 1 November 2026.

2. Delegates the award decision to the Strategic Director of Children and Adult Services, in consultation with the Executive Member for Education and Care.

9. GATEWAY 3 - VARIATION DECISION - PARKING AND TRAFFIC ENFORCEMENT AND ASSOCIATED SERVICES CONTRACT

RESOLVED:

That the following recommendations be approved;

That the Executive;

1. Approves the activation of the final contract extension within the 'parking and traffic and associated services' contract with APCOA Parking UK Ltd, under which the term of the contract will be extended for a period of three years from 1 June 2027 to 31 May 2030 in the sum of £10,500,000 p.a. and £31,500,000 across the three-year extension period.

2. Delegates authority to the Head of Parking Services and Network Management to approve variations related to the contract with APCOA Parking UK Ltd for the provision of Parking Enforcement and Associated Services, in relation to the deployment of additional Civil Enforcement Officer resources during evenings, weekends, on housing estates, or in support of the Council's Streets for People Strategy as detailed in paragraph 22 of this report. Any such variations shall be subject to a demonstrated business case and must be delivered within Parking Services' approved budget, including where additional enforcement activity is funded through income generated from Penalty Charge Notices (PCN)

10. COMMUNITY SAFETY PARTNERSHIP STRATEGY 2025-2030

RESOLVED:

That the following recommendation be noted;

That the Executive;

1. Notes the adoption of the Southwark Community Safety Partnership Strategy 2025-2030 by the Southwark Community Safety Partnership Executive, attached as Appendix 1 to the report, and support its implementation across relevant council services and partnership structures.

11. GATEWAY 3 - LEDBURY ESTATE RENEWAL SECTION 8-12 APPROVAL (PHASE 2)

RESOLVED:

That the following recommendations be approved:

That the Executive;

1. Approves the variation of the Ledbury Estate Regeneration Contract with Higgins Partnerships 1961 PLC (Higgins) by a total of £35,375,849, from a current contract value of £179,960,999, to a revised contract sum of £215,336,848 (see paragraphs 90 to 106 for details) in order to meet both contractually required inflationary uplifts and comply with legal requirements as mandated by the Building Safety Act 2022.

2. Approves the use of £36,950,000 time-limited Right to Buy receipts to fund the works costs for the 65 originally designated private sale homes (20 in Phase 1 and 45 in Phase 2) to become council homes for social rent (see paragraphs 90 to 106 of the report for details).

3. Approves several additional variations, including changes in sequencing, changes required to meet building safety regulations and updates to drawing and tenure schedules underpinning the contract as outlined in paragraphs 42 to 42.5 of the report.

4. Approves, subject to approval of Recommendation 2, a minor revision to the approved Local Lettings Plan to account for the additional 65 council homes for social rent that will be allocated in accordance with the other council homes for social rent (see paragraphs 120 to 122 of the report).

That the following recommendations be noted:

That the Executive;

1. Notes that by Approving Recommendation 2, the overall impact on debt to the HRA is reduced as outlined within the closed report as well as delivering a range of financial and non-financial benefits as outlined between paragraphs 98.1 to 98.5.

2. Notes the increased grant from the Greater London Authority for all of the originally designated council homes for social rent delivered in Phase 2, being 215, by an additional grant allocation of up to £27,875,000, comprising £26,875,000 from the enhanced grant rate for 215 Phase 2 social rented homes and £1,000,000 already approved for four phase 1 homes converted from shared equity to social rent as set out in paragraphs 108 to 115 of the report.

3. Notes that by approving Recommendation 1, the Executive is approving the start of the main construction works for Phase 2 of the Ledbury Estate Renewal by choosing not to enact the second and final unilateral break clause contained within the Ledbury Estate Regeneration Contract with Higgins.

4. Notes the anticipated Start on Site date of October 2026 for Phase 2 and associated benefits as outlined in paragraphs 35 to 37 of the report.

5. Notes that variation to contract will be undertaken via a Deed of Variation which will vary the Ledbury Estate Regeneration Contract in line with Recommendations 1 and 3.

12. HOUSING ALLOCATIONS SCHEME REVIEW

12. HOUSING ALLOCATIONS SCHEME REVIEW

Councillor Corn left the meeting for the discussion and consideration of this item

RESOLVED

That the following recommendations be approved:

That the Executive:

1. approves the new Southwark Housing Allocations Scheme 2026 for implementation, including the following key changes:
2. removing “working in the borough” as an automatic qualification criterion;
3. introducing a five-band structure, with homeless households without additional preference placed in Band D and a new Band E created for households with low housing need;
4. allowing Band E applicants to bid for advertised accommodation, while recognising their lower priority;
5. Removing additional priority within bands via the priority stars system;
6. confirming the levels of overcrowding that apply within each priority band;
7. increasing priority for Southwark care leavers;
8. raising the ceiling age for same-sex siblings sharing a bedroom to 20 years; and
9. confirming the use of Local Lettings Plans and an Annual Lettings Plan alongside priority banding to support the fair and effective allocation of social housing.
10. the implementation of the new Management Transfer Policy, as set out at Appendix C, to operate alongside the revised Housing Allocations Scheme. The policy will provide a clear and consistent framework for managing urgent and essential management moves, supporting tenant safety, effective housing management, and the best use of available stock.
11. agree that a review of the new Scheme be carried out after 12 months of operation and reported to the Lead Member

That the following recommendation be noted:

That the Executive:

1. notes the associated resource implications and costs of implementing the new scheme.

13. REVISED COMMUNITY INFRASTRUCTURE LEVY (CIL) CHARGING SCHEDULE (STUDENT CIL RATE) - FOR ADOPTION

RESOLVED:

That the following recommendations be approved:

That the Executive;

1. Accept the recommendations of the Regulation 23 Inspector's report for a revised student CIL rate for purpose-built student accommodation (PBSA) following the Examination in Public.

2. Adopt the updated CIL Charging Schedule which includes the increased student CIL rate for purpose-built student accommodation for CIL zones 1 and 2 with immediate effect. The CIL Charging Schedule is in Appendix 1 of the report.

14. POLICY AND RESOURCES: REVENUE MONITORING REPORT MONTH 4, 2026-27

RESOLVED:

That the following recommendations be noted:

1. The adverse variance of £40.8m forecast for the General Fund (GF) in 2026-27 subject to the application of reserves (paragraphs 14-81)

2. The key adverse General Fund variations and budget pressures and mitigating actions underlying the position (paragraphs 14-16)

3. The Housing Revenue Account (HRA) forecast of an adverse variance of £0.5m. (Paragraphs 82-103)

4. The Dedicated Schools Grant (DSG) in-year adverse variance of £5.9m (paragraphs 41-43)

15. POLICY AND RESOURCES: CAPITAL MONITORING REPORT MONTH 4, 2026-27

RESOLVED:

That the following recommendations be noted:

1. The Month 4 2026-27 forecast spend and financing for the General Fund and the Housing Investment Programme (HIP), together with the ten-year capital programme forecasts.

2. The borrowing requirement of £479.7m for the HIP to be fully delivered over the remaining term of the programme as detailed in Table 1 of this report.

3. The borrowing requirement of £221m for the General Fund to be fully delivered over the remaining term of the programme, as detailed in Table 2 and Appendix 1a of this report.

4. The revised HRA financing approach, including the redirection of £19.2m CERA to strengthen the provision for potential historic Temporary Accommodation rent liabilities and the corresponding increase in HRA borrowing to maintain a fully funded Housing Investment Programme.

16. REPORT OF THE EDUCATION AND LOCAL ECONOMY SCRUTINY COMMISSION: PUPIL PLACE PLANNING, YOUTH SERVICES, SEND AND SOUTHWARK SAFEGUARDING CHILDREN PARTNERSHIP (SSCP) - 2025-26

RESOLVED:

That the following recommendations be noted:

1. That the Executive notes the recommendations from the Education and Local Economy Scrutiny Commission arising from its 2025–26 scrutiny work on education (pupil place planning), youth services, Southwark Safeguarding Children Partnership (SSCP), Special Education Needs and Disabilities (SEND) transport and school organisation, as set out in the report.
2. That the Executive considers the recommendations from the education and local economy scrutiny commission and request that the relevant Executive member reports back to Executive within eight weeks.

17. REPORT OF THE EDUCATION AND LOCAL ECONOMY SCRUTINY COMMISSION: EAST STREET MARKET, COMMERCIAL PROPERTY MANAGEMENT, CONNECT TO WORK (CTW), SUPPORT FOR BUSINESSES AND APPRENTICESHIPS

RESOLVED:

That the following recommendations be noted:

1. That the Executive notes the recommendations from the Education and Local Economy Scrutiny Commission arising from its 2025–26 scrutiny work on East Street Market, Commercial Property Management, CTW, Support for Businesses and Apprenticeships, as set in the report.

2. That the Executive considers the recommendations from the education and local economy scrutiny commission and request that the relevant Executive member reports back to Executive 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.

18. GATEWAY 3: LEDBURY ESTATE RENEWAL SECTION 8-12 APPROVAL (PHASE 2)

The Executive considered the closed information relating to this item. Please see item 11 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 11:59PM, THURSDAY 24 SEPTEMBER 2026.

THE ABOVE DECISIONS WILL NOT BE IMPLEMENTABLE UNTIL AFTER THAT DATE. SHOULD A DECISION OF THE EXECUTIVE BE CALLED-IN FOR SCRUTINY, THEN THE RELEVANT DECISION WILL BE HELD IN ABEYANCE PENDING THE OUTCOME OF SCRUTINY CONSIDERATION.