Open Agenda

Executive

Tuesday 15 September 2026
11.00 am
Ground Floor Meeting Rooms, 160 Tooley Street, London SE1 2QH

Membership	Portfolio
Councillor James McAsh (Chair)	Leader of the Council
Councillor Victor Chamberlain (Vice-Chair)	Deputy Leader and Executive Member for Neighbourhoods, Strategic Planning, and Wellbeing
Councillor Alexandra Austin	Executive Member for Public Works and New Homes
Councillor Rachel Bentley	Executive Member for Inclusive Economy, Equalities and Democracy
Councillor Rebecca Corn	Executive Member for Education and Care
Councillor Sam Foster	Executive Member for Finance & General Purposes
Councillor Reginald Popoola	Executive Member for Council Homes
Councillor Vanessa Threadgold	Executive Member for Parks and Recreation
Councillor Eloise Waldon-Day	Executive Member for Council Coordination and Climate
Councillor David Watson	Executive Member for Community Safety and Engagement

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INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

Babysitting/Carers allowances

If you are a resident of the borough and have paid someone to look after your children, an elderly dependant or a dependant with disabilities so that you could attend this meeting, you may claim an allowance from the council. Please collect a claim form at the meeting.

Access

The council is committed to making its meetings accessible. Further details on building access, translation, provision of signers etc for this meeting are on the council's web site: www.southwark.gov.uk or please contact the person below.

Contact
Maria Lugangira on email: maria.lugangira@southwark.gov.uk

Members of the committee are summoned to attend this meeting
Althea Loderick
Chief Executive
Date: 7 September 2026

Item No.	Title	Page No.

PRINTED ON RECYCLED PAPER

Executive

Tuesday 15 September 2026
11.00 am
Ground Floor Meeting Rooms, 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.

PART A - OPEN BUSINESS

1. APOLOGIES

To receive apologies for absence.

2. NOTIFICATION OF ANY ITEMS WHICH THE CHAIR DEEMS URGENT

In special circumstances, an item of business may be added to an agenda within five clear working days of the meeting.

3. NOTICE OF INTENTION TO CONDUCT BUSINESS IN A CLOSED MEETING, AND ANY REPRESENTATIONS RECEIVED 1

To note the items specified which will be considered in a closed meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Members to declare any interests and dispensations in respect of any item of business to be considered at this meeting.

5. MINUTES 2 - 25

To approve as a correct record the minutes of the open section of the meeting held on 20 July 2026

Item No.	Title	Page No.

6. PUBLIC QUESTION TIME

To receive any questions from members of the public which have been submitted in advance of the meeting in accordance with the executive procedure rules. The deadline for the receipt of public questions is, 11:59pm Wednesday 9 September 2026.

7. DEPUTATION REQUESTS

To consider any deputation requests. To consider any deputation requests. The deadline for the receipt of deputation requests is 11:59, Wednesday 9 September 2026.

8. GATEWAY 1 – PROCUREMENT STRATEGY APPROVAL -THE NEST To Follow

9. GATEWAY 3 - VARIATION DECISION - PARKING AND TRAFFIC ENFORCEMENT AND ASSOCIATED SERVICES CONTRACT 26 - 42

To approve the activation of the final contract extension.

10. COMMUNITY SAFETY PARTNERSHIP STRATEGY 2025-2030 43 - 112

To Note the adoption of the Southwark Community Safety Partnership Strategy.

11. GATEWAY 3 - LEDBURY ESTATE RENEWAL SECTION 8-12 APPROVAL (PHASE 2) 113 - 167

To approve Phase 2 of Ledbury Estate Renewal Section 8-12

12. HOUSING ALLOCATIONS SCHEME REVIEW 168 - 320

To approve the new Southwark Housing Allocations Scheme 2026

13. REVISED COMMUNITY INFRASTRUCTURE LEVY (CIL) CHARGING SCHEDULE (STUDENT CIL RATE) - FOR ADOPTION 321 - 365

To approve a revised Community Infrastructure Levy (CIL) Charging Schedule for purpose-built student accommodation.

14. POLICY AND RESOURCES: REVENUE MONITORING REPORT MONTH 4, 2026-27 366 - 389

To note the financial position of the General Funding.

Item No.	Title	Page No.
15.	**POLICY AND RESOURCES: CAPITAL MONITORING REPORT MONTH 4, 2026-27** To note the forecast position of the capital programme	390 - 430
16.	**REPORT OF THE EDUCATION AND LOCAL ECONOMY SCRUTINY COMMISSION: PUPIL PLACE PLANNING, YOUTH SERVICES, SEND AND SOUTHWARK SAFEGUARDING CHILDREN PARTNERSHIP (SSCP) - 2025-26** To consider the Education and Local Economy Scrutiny Commission report and recommendations.	431 - 436
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** To consider the Education and Local Economy Scrutiny Commission report and recommendations.	437 - 444
	EXCLUSION OF THE PRESS AND PUBLIC The following items are included on the closed section of the agenda. The Proper Officer has decided that the papers should not be circulated to the press and public since they reveal confidential or exempt information as specified in paragraphs 1-7, Access to Information Procedure Rules of the Constitution. The specific paragraph is indicated in the case of exempt information. The following motion should be moved, seconded and approved if the cabinet wishes to exclude the press and public to deal with reports revealing exempt information: "That the 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 paragraphs 1-7, Access to Information Procedure Rules of the Constitution. "	
	PART B - CLOSED BUSINESS	
18.	**GATEWAY 3: LEDBURY ESTATE RENEWAL SECTION 8-12 APPROVAL (PHASE 2)**	445 - 455

Date: 7 September 2026

Agenda Item 3

Notice of Intention to conduct business in a closed meeting and any representations received

Executive Meeting - 15 September 2026

The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 require that the council give a 28 notice period for items to be considered in private/closed session. This has been implemented through the publication of the council's forward plan.

The council is also required under these arrangements to give a further five days notice of its intention to hold the meeting or part of the meeting in private/closed session and give details of any representations received in respect of the private meeting.

This notice issued in accordance with The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 is to confirm that the Executive meeting to be held on 15 September 2026 at the Council Offices, 160 Tooley Street, London SE1 2QH will be held partly in closed session for consideration of the following items listed on the agenda:

Item 18: Gateway 3: Ledbury Estate Renewal Section 8-12 Approval (Phase 2)

The Proper Constitutional Officer has decided that the agenda papers should not be made available to the press and public on the grounds that they involve the likely disclosure of confidential or exempt information as specified in categories 1 -7, of the Access to Information Procedure Rules of the Constitution. The reason is that the report contain information falling within category 3: information relating to the financial affairs of any particular person (including the authority holding that information).

In most cases an open version of a closed report is produced and included on the agenda.

No representations have been received in respect of the items listed for consideration in closed session. Any representations received after the issuing of this notice will be reported at the meeting.

Maria Lugangira
For Proper Constitutional Officer

Dated: 7 September 2026

Agenda Item 5

Executive

MINUTES of the OPEN section of the Executive held on Monday 20 July 2026 at 3.00 pm at the Council Offices, 160 Tooley Street, London SE1 2QH

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

1. APOLOGIES

All members were present.

2. NOTIFICATION OF ANY ITEMS WHICH THE CHAIR DEEMS URGENT

The Leader of the Council gave notice of an urgent announcement in respect of funding for the Nest and Dementia Advisor services.

ANNOUNCEMENT IN RESPECT OF THE NEST AND DEMENTIA ADVISORY SERVICES

Councillor Rebecca Corn, Executive Member for Education and Care, made the following announcements regarding **The Nest** and **Dementia Advisory Services**.

The Nest
Councillor Corn reaffirmed the Executive's commitment to supporting The Nest and outlined the key actions being taken to secure its future:

1. The Executive will protect The Nest and prevent its closure in November 2026.

2. Self-referrals and professional referrals will reopen as soon as possible, without unnecessary delay.

3. A Gateway 2 report has been scheduled for the next meeting of the Executive. The report will set out proposals for sustainable funding through a new multi-year contract for The Nest, following discussions between the South East London Integrated Care Board (SEL ICB) and the Council.

The Strategic Director of Children's and Adults' Services further confirmed that contingency funding has been agreed to ensure that young people currently accessing The Nest can complete their programmes. In addition, all young people currently on the waiting list will be able to start and complete their programmes. The summer programme organised by The Nest will also proceed as planned.

Deputation: The Executive heard a deputation from Saba Alam, Simran Core, Ruby Ukairo Shaw, advocating for The Nest and its services

Dementia Advisory Services
Councillor Corn also outlined the Executive's commitment to protecting vulnerable and older residents.

As Executive Member for Education and Care, she will approve a four-year grant to the Alzheimer's Society of £164,000 per annum, representing a total award of £656,000 over the four-year period, commencing on 1 September 2026.

The grant will re-establish this highly valued service in Southwark, providing support to residents living with dementia, as well as their families and carers.

Deputation: The Executive heard a deputation from Cindy Glover and Judith Seckler who spoke of the importance and invaluable support received from this service.

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

No closed items for this meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

None were declared.

5. MINUTES

RESOLVED:

The minutes of the cabinet meeting held on 16 March 2026 be noted.

6. PUBLIC QUESTION TIME

1. Question from Saidat Oketunde

Can the executive member confirm that this summer the council will once again be funding the much loved and needed summer holiday food and fun grants for children who receive free school meals?

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

I am delighted to confirm that this summer Southwark will once again be delivering its much-loved Food and Fun Programme, ensuring children and young people who receive benefits-related Free School Meals can enjoy a fantastic range of activities alongside healthy meals during the school holidays.

Funded by the Department for Education, the Holiday Activities and Food (HAF) programme has been running successfully in Southwark since 2020 and continues to play a vital role in supporting families across the borough. We are so proud to continue a programme that provides nutritious food in welcoming environments and inclusive activities for children with special education needs and disabilities and those from refugee and asylum-seeking families.

This summer, from 20 July to 28 August, we are pleased to be offering 55 clubs across the borough, giving thousands of children and young people the opportunity to take part in enriching activities, develop new skills, make friends and enjoy nutritious meals in a safe and welcoming environment.

Eligible families can book a place here.

The questioner was not in attendance. The leader confirmed that a copy of the response had been sent to the questioner.

7. DEPUTATION REQUESTS

RESOLVED:

1. That the deputation requests from parents of children and young people in respect of the Nest – Southwark's mental health drop-in service for children – funding issue and residents relating to the closure of the Dementia Advisory service be heard.

2. A spokesperson for the deputations addressed executive for five minutes and questions were asked of the deputation for a period of five minutes. The deputations provided evidence of the positive and vital impact that these services have had upon their lives and welcomed the announcement by the Executive that these services would be protected.

8. AFFORDABLE, SAFE AND GREEN- THE JOINT ADMINISTRATION'S AMBITION FOR SOUTHWARK

RESOLVED:

The Joint Administration's ambition for Southwark "Green, Safe and Affordable" (Appendix 1 of the report), as the basis for the development of the Borough Action Plan be noted.

9. RENTERS' RIGHTS ACT 2025 AND ADOPTION OF NEW PRIVATE SECTOR HOUSING ENFORCEMENT POLICY

RESOLVED:

1. That the revised Private Sector Housing Enforcement Policy (PSHEP) be adopted (attached as Appendix 1 to the report) and to be implemented and take effect when the decision of the executive is implementable.

2. That authority be delegated to the strategic director of environment, sustainability and leisure, in consultation with the strategic director of housing and the monitoring officer to approve technical or consequential amendments to the PSHEP to give effect to subsequent changes of legal requirements or organisational changes.

3. That authority be delegated to the strategic director of environment, sustainability and leisure in consultation with the strategic director of housing, the monitoring officer and the executive member(s) for community safety and engagement and public works and new homes to implement and finalise any further policies necessary to give effect to the Renters Rights Act 2025.

4. That it be noted that the strategic director of environment, sustainability and leisure, and the strategic director of housing, will take the necessary steps to review and, where appropriate, update their departmental schemes of management to ensure that suitably trained and experienced officers are properly authorised to exercise the new powers and discharge the duties arising from the Renters' Rights Act 2025 and associated legislation.

5. That formation of a Renters' Right Act Programme Board led by director of housing needs and support and the director of community safety and

integrated enforcement be noted.

10. POLICY AND RESOURCES: OUT-TURN CAPITAL MONITORING REPORT 2025-26

RESOLVED:

That the following recommendations be noted:

1. The outturn 2025-26 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 £313.7m for the general fund to be fully delivered over the remaining term of the programme, as detailed in Table 2 and Appendix 1 of the report.

3. The borrowing requirement of £332.2m for the HIP to be fully delivered over the remaining term of the programme, as detailed in Appendix 4 of the report.

That the following recommendation be approved:

4. The variations and virements to the general fund and housing investment programme (HIP) (capital programme as detailed in Appendix 5 of the report.

11. POLICY AND RESOURCES: OUT-TURN REVENUE MONITORING REPORT 2025-26

RESOLVED:

1. That the following be noted:

   a) The housing revenue account (HRA) adverse variance of £1.4m

   b) The general fund overall adverse variance of £25.3m which includes:

      - Departmental adverse variances of £37.8m
      - Departmental use of planned reserves of £17.3m
      - The full utilisation of the £4m contingency together with £2.5m of general reserves.
      - The use of £11.6m of planned collection fund reserves
      - Achievement of departmental savings (Appendix C of the report).

   c) The interdepartmental general fund budget and reserve movements that are less than £275k as shown in Appendix A and Appendix B of the report.

d) The £1.7m adverse variance of the ring-fenced dedicated schools grant (DSG) and the closure of the safety valve programme (paragraphs 89-92 of the report).

e) The council reserve balances as at 31 March 2026 in Appendix D of the report.

2. That the use of £25.3m of reserves to balance the 2025-26 outturn together with the interdepartmental budget and reserve movements that exceed £275k, as shown in Appendix A and Appendix B of the report be approved.

12. POLICY AND RESOURCES: FINANCIAL REMIT REPORT

RESOLVED:

1. That the following be noted:

a) The current budget pressures in 2026-27

b) The transformation savings

c) The proposed revisions to the medium-term financial strategy (MTFS) updated to 2030

d) The update on the housing revenue account (HRA).

13. GOVERNANCE ARRANGEMENTS FOR THE MONITORING OF COMMUNITY INFRASTRUCTURE LEVY (CIL) AND SECTION 106 PROJECTS

RESOLVED:

That the following recommendation be approved:

1. The unified governance framework for capital projects funded through community infrastructure levy (CIL), both strategic CIL and neighbourhood CIL (NCIL), aligning these with the council's existing capital governance framework while retaining current approval arrangements.

That the following recommendations be noted:

2. The reporting of capital Section 106 funded projects, where expenditure is in accordance with the terms of the relevant section 106 agreement, through the same process as all other capital programmes, whilst retaining current approvals.

3. The adoption of the capital project flowchart as the standard route for project identification, assessment, reporting, approval and monitoring for CIL and Section 106 funded projects.

14. LOCAL PLAN TIMETABLE 2026-2029

RESOLVED:

1. That the commencement of a full review of the Southwark Plan, called the Southwark Plan 2045, under the new plan-making system set out in the Town and Country Planning (Local Planning) (England) Regulations 2026 which came into effect on 25 March 2026 be noted.

2. That formal Notice for the commencement of the Local Plan is given in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2026 be agreed.

3. That the Local Plan timetable (LPT) in Appendix 1 of the report be adopted as required by section 15B of the Planning and Compulsory Purchase Act 2004. This includes consultation periods in line with the 2026 Planning Regulations and guidance.

4. That delegated approval for further updates to be made to the Local Plan timetable by the director of planning and growth be approved, in line with the requirements of new planning guidance and the Government's accelerated plan-making process.

15. APPOINTMENTS TO OUTSIDE BODIES 2026-27

RESOLVED:

1. That appointments to the outside bodies listed in Appendix A of the report for the 2026-27 municipal year be agreed as follows:

   Better Bankside Board

   Cllr Rachel Bentley
   Cllr Hellen Benavides

   Blue Bermondsey Bid

   Cllr Rachel Bentley

   Board of Southwark College Corporation

   Cllr Rebecca Corn

Central London Forward

Cllr James McAsh

Central London Forward (Employment and Skills Board)

Cllr Rachel Bentley

Centre for Literacy in Primary Education

Cllr Rebecca Corn

Cross River Board

Cllr Eloise Waldon-Day

Guys and St Thomas NHS Foundation (Council of Governors)

Cllr David Noakes

Kings College Hospital NHS (Council of Governors)

Cllr Colin Boyle

London Bridge BID

Cllr Rachel Bentley

London Road Safety Council (LRSC)

Cllr James McAsh
Cllr Richard Livingstone

London Youth Games Limited

Cllr Vanessa Threadgold

Mountview

Cllr Janice White

Newable Limited (formerly Greater London Enterprise)

Cllr Rachel Bentley

North Southwark Environment Trust

Cllr David Noakes

Oru Space (20-22 Lordship Lane) Steering Group

Cllr Sam Foster
Cllr Eloise Waldon-Day

Peckham Levels (Cerise Road, SE15) Steering Group

Cllr Sam Foster
Cllr Reggie Popoola

Potters Fields Park Management Trust

Cllr Vanessa Threadgold
Aled Richards, Strategic Director of Environment, Sustainability and Leisure

SC1 Partnership Board

Cllr Rachel Bentley
Cllr Victor Chamberlain

Shared ICT Services Joint Committee

Cllr Colin Boyle
Cllr David Watson

South Bank and Waterloo Partnership

Cllr Rachel Bentley
Cllr Hellen Benavides
Cllr Victor Chamberlain
Cllr David Watson

South Bank Business Improvement District Ltd

Cllr Hellen Benavides
Cllr Rachel Bentley

South London Gallery Trustee Limited

Cllr Callum Fowler
Cllr Rachael Penny

South London and Maudsley (SLAM) NHS Trust Members Council

Cllr Dean Peters

Southwark Construction Skills Centre

Cllr Rachel Bentley

Southwark Lambeth Archaeological Excavation Committee (SLAEC)

Raymond Whitaker
Cllr Alexandra Austin

Southwark Twinning Association

Cllr James McAsh

Safer Neighbourhood Board (Southwark)

Cllr David Watson

WeAreWaterloo Business Improvement District (BID)

Cllr Lina Maria Usma

Walworth Group

Cllr Vanessa Threadgold

2. That Councillor Alexandra Austin be appointed to the Southwark and Lambeth, Archaeological Excavation Committee (SLAEC).

3. That it be noted that Raymond Whitaker's name was already submitted as a deputy nomination, as set out in Appendix A of the report.

16. NOMINATIONS TO PANELS, BOARDS AND FORUMS 2026-27

RESOLVED:

1. That the allocation of places to panels, boards and forums for 2026-27 set out in Appendix A of the report be agreed as follows:

Joint Partnership Panel (Trade Union consultation)

Cllr James McAsh
Cllr Sam Foster

Homeowners Service Charge Arbitration Tribunal

Cllr Kath Whittam
Cllr Jane Salmon
Cllr Felix Hamer
Cllr Rachael Penny
Cllr Francesco Guerrieri
Cllr Andy Higson
Cllr Renata Hamvas
Cllr Margy Newens
Cllr Sunny Lambe
Cllr Sabina Emmanuel
Cllr Selena Gray
Cllr Bill Williams

Tenancy and Leaseholder Arbitration Tribunal

Cllr Kath Whittam
Cllr Jane Salmon
Cllr Felix Hamer
Cllr Rachael Penny
Cllr Francesco Guerrieri
Cllr Andy Higson
Cllr Renata Hamvas
Cllr Margy Newens
Cllr Sunny Lambe
Cllr Sabina Emmanuel
Cllr Selena Gray
Cllr Bill Williams

Southwark Safeguarding Adults Board

Cllr Rebecca Corn
Cllr David Watson

Southwark Safeguarding Children's Board

Cllr Rebecca Corn

Standing Advisory Council on Religious Education

Cllr Lina Usman
Cllr Rebecca Corn
Cllr Janice White

Southwark Tenant Management Organisation Committee

Cllr Andy Higson
Cllr Jane Salmon
Cllr George Grimes
Cllr Pascale Mitchell

17. MOTIONS REFERRED FROM COUNCIL ASSEMBLY - 18 MARCH 2026

RESOLVED:

A borough where everyone can succeed

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

1. Council Assembly celebrates:

    a) The diversity and vibrancy of our borough, from Peckham's food scene to Dulwich's parks and sports grounds, Bermondsey's estates to Walworth's street markets and Bankside's heritage.

    b) Our amazing, energised local communities.

    c) The small businesses and entrepreneurs that make our town centres thrive.

    d) The teachers, nurses, doctors, firefighters and other key workers who keep our borough running.

    e) Our tireless and hard-working network of voluntary and community organisations.

2. Council Assembly thanks:

    a) The vast network of voluntary and community organisations that help make our borough succeed, including but not limited to:

        i) Community Southwark – who bring our VCS partners together with help and guidance for charities and community groups.

        ii) Spring – the organisation behind Spring Community Hub and The Blue Youth Centre that provide so much for residents in need.

        iii) MyEnds – who work with families of young people affected by and involved in violent crime, alongside Southwark's Violence Reduction Unit, to prevent and stop knife and other violent crime.

iv) Bede House – who support our entire community with specialist services including assisting people with learning disabilities and our new Women's Safety Alliance.

v) Our network of Tenants' and Residents' Associations – who work tirelessly to champion our estates and improve people's homes right across our borough.

vi) The council's Repairs Improvement Board – representing tenants and leaseholders.

vii) Teachers, school governors and parents – who have helped Southwark Labour get 99% of our schools to be rated Good or Outstanding by Ofsted.

viii) Members of the Policing Oversight Board – who are helping to improve local people's trust in the police by increasing accountability.

ix) 'Friends of' park groups – who nurture and champion our local parks and green spaces, helping maintain them as some of the best parks in the country.

x) The Southwark Pensioners Action Group – who champion the rights of older people right across our borough.

xi) Southwark Law Centre – whose efforts help protect our residents, including asylum seekers and refugees.

xii) Millwall Community Trust – who work with thousands of people in Southwark delivering projects that support initiatives for young people, community engagement, charitable causes, education and life skills, and more.

3. Council Assembly welcomes this Labour administration's:

a) Investment in making Southwark more affordable, including:

i) £99.1 million-worth of council tax cuts for residents struggling to pay their bills, via the Council Tax Reduction Scheme.

ii) The £53 million Cost of Living Fund, helping over 100,000 people with cash payments and targeted support.

iii) Working with the Living Wage Foundation to help over 7,000 people onto a London Living Wage, including Southwark's first 'living wage building' in North Bermondsey.

iv) Campaigning to support eligible older people to claim the Pension Credit

they are entitled to.

v) Free Swim and Gym, that helps residents lead healthy, active lives by expanding access to our brilliant leisure centres.

vi) Investing £28.5 million in 2024/25 in more than 400 local organisations that deliver vital services and support, making the council the borough's largest investor in the voluntary and community sector.

b) Work to tackle the housing crisis, including:

i) Building or starting over 3,000 new council homes, with more council homes built in Southwark last year than anywhere else in the country, according to Inside Housing.

ii) Building more social rent homes in the last 5 years than any other London borough, with more social rent homes built in one year than the three Liberal Democrat-run councils in London built together over the previous decade.

iii) Plans to start Southwark's first rent-controlled homes for key workers in London Bridge & West Bermondsey and our first Community Land Trust homes in Peckham – where prices will be tied to local incomes forever.

iv) Expansion of our 'Housing First' programme to support rough sleepers into secure accommodation, with modular housing schemes at Leroy Street and coming forward on the Rochester Estate.

v) A new Temporary Accommodation (TA) Working Group and action to support families in TA with free Wifi and laundry, ensuring no families with children are placed in B&Bs.

vi) £250 million investment in our council homes over three years to make them safer and healthier, improving fire, electrical, gas, lift and water safety, tackling damp and upgrading old and unreliable heating systems.

vii) The new Better Repairs Plan, which establishing neighbourhood repairs teams and making sure repairs are done right the first time, building on successes such as regular Repairs Action Days on estates.

viii) The national-leading *Securing the Future of Council Housing* campaign, with Southwark leading a coalition of over 100 councils on behalf of our residents to fix the broken system and save council housing for future generations.

c) Work to keep our communities safe, including:

i) Setting up the Women's Safety Alliance, our groundbreaking service to

help women experiencing domestic abuse and sexual violence, providing safe and accessible spaces at the point of crisis and subsequent integrated support.

ii) Investing £5 million in rolling out new and improved CCTV and an antisocial behaviour taskforce.

iii) Introducing nighttime uniformed wardens to patrol hotspot areas and make our town centres and estates safer, extending the work of our community wardens.

iv) Ramping up fly-tipping enforcement, with new £1,000 fines, to clean up our streets and hold perpetrators to account.

d) Investment in public spaces and services, leading the way when it comes to:

i) Protecting and improving our council-owned libraries and opening two libraries including Una Marson in Faraday.

ii) Bringing our leisure centres back in house so they are owned by our residents, upgrading our leisure centres, opening a brand new leisure centre at Canada Water in Rotherhithe, and new open water swimming in Greenland Dock.

iii) Investing £18 million our parks, making them some of the best in London and retaining all 30 of our Green Flag awards.

iv) Planting nearly 40,000 trees in the last 5 years – including planting the 100,000th tree on council land in St George's.

v) Investing in new playgrounds, with almost £18 million invested in revamping playgrounds including Ellen Brown Adventure Playground, Frederick's Playground, Peckham Rye Adventure Playground and many more, and a further £7.1 million of investment to upgrade 15 parks over the next three years.

vi) Creating cleaner, greener, safer streets that prioritise pedestrians, with over 100 crossings installed since 2022, including Evelina Road in Nunhead & Queen's Road and Lordship Lane in Dulwich Wood.

vii) The Southwark Pioneers Fund, which has provided £2.6m to help new and established local businesses to expand and thrive, including over 900 local entrepreneurs and businesses since launching in 2022 with two-thirds being female-led.

viii) Making affordable and more sustainable travel more accessible: installing over 2.5km of segregated cycle lanes, hundreds more cycle hangars, 1,000 new EV charging points, and investing £10 million with

TfL to improve bus journeys.

ix) Clearing up and deterring graffiti in our town centres, by rolling out ‘graffiti blitz’ teams in problem areas, such as Camberwell Church Street, and expanding to known hotspots such as Rye Lane.

e) Investment in families:

i) Expanding free healthy school meals into secondary schools, providing free school meals in the holidays and rolling out new breakfast clubs, as no child can learn while they’re hungry.

ii) Working with our teachers, school governors, parents and communities to improve our schools so now 99% of Southwark schools are rated ‘Good’ or ‘Outstanding’ by Ofsted.

iii) Investing in Children & Family Hubs, so every family is within 15 minutes of the support they need.

iv) Opening a brand-new nursing home at Camberwell in May 2022, with state of the art facilities and high-quality care.

v) With the award-winning Appleby Blue almshouse in Bermondsey, with 57 of the best affordable homes for older people in the country.

vi) Rolling out the Residential Care Charter, which has resulted in better quality of care for residential care homes in the borough, and improved working conditions for staff.

vii) Making our streets safer for children, rolling out 32 school streets across the borough to keep kids safe outside schools.

f) Commitment to defending our communities:

i) Achieving Borough of Sanctuary status, rubber-stamping our commitment to welcoming refugees, asylum seekers and migrants.

ii) Establishing Southwark Stands Together to combat racism, discrimination and inequality in our borough, and ensuring that our services and public spaces reflect and respect the diversity that makes Southwark great.

iii) Becoming an Age Friendly Borough, bringing to life our commitment to older residents by embedding age-friendly principles into planning, housing, public realm, health and community services, so that people can age well, stay connected and live independently for longer.

iv) Becoming the first council to incorporate the UN Genocide Convention

into the council's investments framework, divesting pension funds away from companies linked to the occupation of Palestine and other conflicts.

4. Council Assembly believes:

   a) The next four years will be pivotal for the continued success of our borough.

   b) The prospect of the Green Party or Liberal Democrats running the council puts at risk the support for and investment in our diverse communities, whether through a return to Liberal Democrat austerity or the Green's financial incompetence.

   c) Only Labour has the experience in protecting and expanding vital services while prudently managing the council's finances.

   d) Amidst a housing crisis, only Labour has the track record of building genuinely affordable homes.

   e) Liberal Democrat and Green proposals on affordable housing would result in zero social rent homes being built in Southwark.

   f) That their plans to block the building of new homes would cut income from taxes on developers, leading to less investment in our local communities.

   g) The Liberal Democrats' plans to tackle crime with 'Community Safety Gazebos' and Greens' plans to decriminalise drug abuse on our streets and estates are not serious and will reverse progress made by this Labour administration on tackling crime and antisocial behaviour.

5. Council Assembly resolves to:

   a) Call upon cabinet to bring forward a substantial policy programme including a refreshed Borough Plan for the next four years that will include Southwark Labour's plan to create a borough where everyone can succeed:

      i) Building genuinely affordable homes
         - with 1,500 new social rent homes, one third of which will be council-owned.

      ii) Keeping neighbourhoods safe
         - by doubling the number of community wardens, meaning tougher enforcement on streets and estates, night and day.

      iii) A new youth guarantee
         - with opportunities for all young people leaving school while helping residents find a good, well-paid job.

      iv) A free culture pass

- breaking down barriers so everyone can enjoy our amazing, diverse nightlife, art, theatre and all the borough has to offer.

v) A council you can trust
- to cherish the things you love most about Southwark, like our parks and libraries, to take your issues seriously and to get it right first time, whether it's housing repairs or fly-tipping.

Tackling antisocial behaviour on Southwark's estates

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

1. Council Assembly welcomes:

    a. Southwark Labour's £5 million investment in tackling crime and antisocial behaviour (ASB), including £3 million to upgrade CCTV coverage across our borough.

    b. Southwark Labour's investment in uniformed community wardens, with new enforcement powers, to tackle ASB day and night.

    c. This Labour-run council's work with the Metropolitan Police Service to double the number of neighbourhood police officers in Peckham and Walworth town centres.

    d. The work of the Southwark Anti Social Behaviour Unit (SASBU) - coordinating enforcement and prevention across our borough.

    e. Recent walkabouts in ASB hotspot areas in our town centres and on our estates, to keep our neighbourhoods safe.

2. Council Assembly notes with concern:

    a. Green Party proposals which could legalise drugs including crack cocaine, heroin and date-rape drug GHB for recreational use.

    b. The loss of power for community wardens and the police to prevent drug abuse in communal areas on estates and in town centres, should drugs be legalised.

    c. The devastating impact the legalisation of drugs could have on our communities, estates and town centres in Southwark, creating the prospect of open abuse in stairwells, streets and other communal areas.

    d. The potential acceptance of drug abuse in Southwark's estates and in town centres, should the Green Party ever be in power.

3. Council Assembly welcomes:

    a. The Labour Party's zero-tolerance approach to drug dealing and taking on our estates and in other communal areas.

    b. Southwark Labour's promise to double the number of community wardens.

    c. This Labour-run council's £1.5 million investment in better street lighting, making streets safer after dark.

    d. Labour's investment in security doors on estates including the Brimmington Estate in Nunhead and the St Saviour's Estate in London Bridge & West Bermondsey.

    e. The new Resident ASB Partnership (RAP):
        i. Bringing council, police and community services together to tackle ASB on our estates.
        ii. Noting that decisions about estates should be made with our residents rather than for them.
        iii. Further noting the partnership will ensure residents have a say in addressing drug related ASB on their estates and that everyone's input is valued.
        iv. Welcoming the trial of this new approach on the St Saviours, Brimmington and Nelson & Portland estates.

4. Council Assembly also welcomes:

    a. The council's increased enforcement measures on fly-tipping, including:
        i. Targeted action across the borough to clean up hotspot areas, introduce preventative "design-out" measures, and deliver tougher enforcement.
        ii. Working with businesses to ensure streets are free of waste.
        iii. Organising visible daily patrols of hotspot areas, with additional environmental enforcement officers and graffiti removal operatives.
        iv. Working with residents in flats above shops to improve waste collection practices and ensure optimal bin infrastructure to help keep waste off our streets.

        v. Using crime tape as a visible warning to potential offenders that fly-tipping is a crime and that the council is cracking down on perpetrators.
        vi. Issuing fixed penalty notices to offenders, with new £1,000 fines.
        vii. Tackling fly-tipping on council estates, collaborating with tenants and residents associations on improved communications and behaviour change, enforcement trials including daily visible

patrols, ‘crime tape’ warning notices and fixed penalty notices for repeat offenders, on 14 estates including Acorn Estate in Nunhead & Queen’s Road, Hawkstone Estate in Rotherhithe, Sceaux Gardens Estate in St Giles, and Manor Estate in South Bermondsey.

5. Council Assembly resolves to ask that:

    a. Cabinet use the evidence gained from the council’s new estate ASB pilots to tackle ASB right across our borough.

    b. The council moves swiftly to deliver on investment in infrastructure to tackle ASB, such as new security doors.

    c. The council continues to take a zero-tolerance approach to ASB right across our borough, including doubling the number of community wardens, as proposed by Southwark Labour.

    d. Cabinet continue to tackle fly-tipping on estates and in our town centres, taking an evidence-based approach following the council’s estate plots.

Protecting the Freedom Pass for Older Londoners

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

1. Council Assembly notes:

    a. The Freedom Pass enables older residents of pension age and disabled residents to travel for free on public transport across London.

    b. That the Freedom Pass is a vital lifeline for older Londoners, enabling them to travel across the city, see their loved ones, make appointments and access essential services.

    c. The Freedom Pass is funded by every London council.

    d. Local government funding has been slashed by previous Conservative and Liberal Democrat governments, leaving councils to pick up increased costs.

    e. During the Covid-19 pandemic, the Conservative government sought to impose restrictions on the Freedom Pass and attempted to remove free travel for young people through the Zip Oyster card as a condition of funding Transport for London.

    f. The Conservative government did not seek to impose such restrictions on private rail companies in their bailouts but targeted older and younger

Londoners.

g. Southwark is a borough where the majority of residents do not own a car, making affordable public transport essential.

h. Losing access to the Freedom Pass would hit the poorest Londoners hardest, at a time when finances are stretched more than ever, with the impact of Conservative and Liberal Democrat cost-of-living crisis and austerity still felt.

i. Despite huge cuts to council finances from the Conservative and Liberal Democrat governments, Southwark Labour has protected concessionary travel in our borough as prices elsewhere became more difficult to afford.

2. Council Assembly also notes:

a. Southwark Labour has, with the Labour Mayor of London and other Labour councils, consistently made it safer, more affordable and more accessible for people to travel in and around our borough.

b. This Labour-run council has recently secured £10 million from Transport for London to deliver a Better Bus Partnership, rolling out new, fully electric buses and reducing travel times from London Bridge to the South Circular, via Elephant, Walworth Road, Camberwell Green, Denmark Hill and Lordship Lane.

c. Southwark Labour used taxes on big developers to fund the Bakerloop Bus – a new express route down the Old Kent Road which is easing congestion, baking regular services quieter and proving the demand for the Bakerloo Line Extension.

3. Council Assembly notes with concern:

a. That a Liberal Democrat councillor serving on the committee responsible for overseeing the Freedom Pass described the Pass as an “expensive burden”, as reported in the Evening Standard.

b. The Liberal Democrats’ track record of austerity – with deliberate budget and funding cuts delivered when in government.

c. That rising living costs mean any restriction to concessionary travel would significantly impact older residents’ independence and wellbeing.

4. Council Assembly welcomes:

a. The commitment of Southwark Labour and other Labour councils to oppose restrictions to the Freedom Pass scheme.

b. The leadership of London Councils' Labour Group in ensuring sustainable funding solutions do not come at the expense of older Londoners.

c. That the Mayor of London has confirmed his full support for Labour councils working to protect the Freedom Pass and continues to provide the 60+ Oyster card and other concessionary options.

5. Council Assembly resolves to ask that:

a. Cabinet continues joint work to ensure the Freedom Pass remains fully protected.

b. Southwark Council actively opposes any proposals that diminish the scope or value of the Freedom Pass.

c. The Council reaffirms its commitment to keeping costs down for residents, especially older people.

d. That investment opportunities continue to be sought to improve bus and other public transport, including continuing campaigns to upgrade train stations across Southwark to be fully accessible.

18. REPORT OF THE HOUSING SCRUTINY COMMISSION: THE COUNCIL'S WORK WITH SOCIAL LANDLORD PARTNERS; THE FAIR STREET/DEVON MANSIONS, CANADA AND KIRBY ESTATES QHIP MAJOR WORKS PROJECTS; THE REVISED RESIDENT ENGAGEMENT STRATEGY; AND TEMPORARY ACCOMMODATION IN PROPERTIES AWAITING DEMOLITION

RESOLVED:

1. That the recommendations from the housing scrutiny commission arising from its scrutiny of social landlord communications and performance, Fair Street/Devon Mansions, Canada and Kirby Estates QHIP major works projects, the revised resident engagement strategy and the council's use of properties awaiting demolition be noted.

2. That the recommendations from the commission be considered and that the relevant executive member report back to the executive on the recommendations within eight weeks.

19. REPORT OF THE ENVIRONMENT, COMMUNITY SAFETY AND ENGAGEMENT SCRUTINY COMMISSION 2025-26: PLAY-SPACES SCRUTINY REVIEW REPORT

RESOLVED:

1. That the recommendations of the former environment community safety and engagement scrutiny commission 2025-26 Play-spaces report, as set out on pages 2-5 of the report be noted.

2. That the recommendations from the commission be considered and that the relevant executive member reports back to the executive on the recommendations within eight weeks.

MOTION TO EXCLUDE THE PRESS AND PUBLIC

That the press and public be excluded from the meeting for the following item of business on the grounds that they involve the likely disclosure of exempt information as defined in category 3 of paragraph 10.4 of the access to information procedure rules of the Southwark Constitution.

The following is a summary of the decisions taken in the closed part of the meeting.

20. MINUTES

RESOLVED:

The minutes of the closed section of the cabinet meeting held on 16 March 2026 be noted.

The meeting ended at 4.45pm.

CHAIR:

DATED:

DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 17 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS MIDNIGHT, TUESDAY 28 JULY 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.

Agenda Item 9

Meeting Name:	Executive
Date:	15 September 2026
Report title:	Gateway 3 – Variation Decision Parking and Traffic enforcement and associated services contract
Executive Member:	Councillor James McAsh, Leader of the Council
Ward(s) or groups affected:	All
Classification:	Open
Reason for lateness (if applicable):	Not applicable

FOREWORD - COUNCILLOR MCASH, LEADER OF THE COUNCIL

Our Streets for People strategy sets out how we will reclaim space for our communities to connect and socialise, to make healthy and safe journeys, to support a thriving local economy, and to protect our natural world. This is only possible with effective enforcement of our parking protocols.

Southwark's parking service is widely regarded as one of the best in London, and this contract extension provides an opportunity to build upon this, by strengthening enforcement over evenings and weekends, as well as on estates, so that as a borough we have the enforcement capacity we need to tackle problem parking that residents and businesses tell us they want to see tackled.

The proposals will also allow us to take greater ownership of the IT systems that underpin our operation, which will strengthen our ability to innovate, and ensure that the services that we deliver for residents, businesses and visitors, evolve to meet their needs in the years ahead.

RECOMMENDATIONS

1. That the Executive 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. That the Executive 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).

REASONS FOR RECOMMENDATIONS

3. The rationale for the proposed recommendation and contract variation in this report is detailed in paragraphs 23 and 24.

ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

4. Option 1 – Do nothing

This is not a viable option as it would result in a natural end of the contract in 2027, and failure of the service, which is a statutory obligation. The council would not be supportive in achieving its net zero carbon ambitions, pollution would increase, and streets would become more unsafe.

5. Option 2 – re-procure the service

The contract performance has been good to date and as such there is limited value in re-procuring the contract due to the time and associated cost of undertaking such a procurement. Costs have significantly increased since 1 June 2020 and re-procuring the contract now would likely lead to an increase in the contract sum. Furthermore, based upon discussions with other boroughs, it is estimated that it would take over two years from initiating a procurement exercise to implementing a new contract, which would jeopardise service delivery between the end of the current contract on 31 May 2027, and the implementation of a new contract, in mid-2028.

6. Option 3 – extend the contract for a shorter period of time

Officers have looked at this option with Legal and Procurement, who have advised that the contract extension option does not allow for the duration of an extension to be varied, and that therefore the options available to the council are to either activate the 3-year extension or not activate the extension.

7. Option 4 – In-source the parking service in its entirety

This option was not considered viable at this stage, as those local authorities that have insourced parking enforcement have taken over two years to do so from announcement to implementation. Officers do not consider this

to be viable to achieve in eight months and would jeopardise the quality of services provided to hundreds of thousands of customers every year, as well as risk continuity of service delivery, and the financial stability of the service.

8. Option 5 - Shared service

Local authorities manage parking enforcement in different ways and have their own priorities and as such the requirements for each are not alike. This is particularly true for parking services where bespoke restrictions are designed to suit the needs of residents and local businesses. There is a lack of uniformity, even between adjacent boroughs in the application and enforcement of restrictions. The scope and scale of Southwark's parking enforcement service provides the necessary efficiencies to manage as a standalone contract.

POST DECISION IMPLEMENTATION

9. The details of the planned contract management and monitoring regime is detailed out in paragraphs 33 to 35.

10. The timeline for implementation of this report is set out within table below paragraph 29.

11. Next steps aligned to the Future Proposals for this Service are contained in paragraphs 25-26.

BACKGROUND INFORMATION

12. The current parking enforcement and associated services contract commenced on 1 June 2020. It was initially awarded for a period of four years and provides the option to extend for up to 10 years, through two separate three-year extensions. In July 2023 cabinet approved the first extension to the contract from 1 June 2024 to 31 May 2027.

What the contract covers?

13. The contract is borough-wide, and covers:

- On street parking enforcement
- CCTV enforcement of parking, bus lanes and moving traffic contraventions (such as no entries)
- Parking enforcement and IT systems to govern parking on Southwark Council estates, on behalf of Housing.
- Enforcement of two off-street car parks (Cerise Rd and Choumert Rd), leisure centre car parks and the Parks Service car parks
- Implementation of the suspension of parking bays
- Parking IT, including, enforcement back office, permits and suspensions

14. The contract is primarily output-based and specifies the standards to be achieved across all areas of business operation; for example, the quality of PCNs issued. The contract is priced on an open-book contract management basis for each type of work.

Summary of APCOA's performance

15. The contract is managed through ten key performance indicators that have some sub-indicators which are reviewed monthly in a Southwark Council led meeting with APCOA parking's local management. A monthly highlight report is created and discussed at the meeting. Any issues highlighted at these meetings are accelerated to the Parking Management Board meeting held every three months, which is a director level meeting that takes place between Southwark Council and APCOA. It is chaired by the Director of Highways and Parking and attended by APCOA's Director of Government Services.

16. Since the start of the new contract, APCOA's contract performance has been strong, particularly in relation to on-street enforcement and the associated quality and timing of issuing of penalty charge notices. This commitment to quality has resulted in Southwark having the highest win rate at independent adjudication of any London borough, which generally recognised as being the benchmark by which the quality of a council's enforcement operation is judged.

17. There have, however, been challenges in some areas that require further improvement:

    - Management of IT sub-contractors
    - Consistency of on-street vehicle checks by some CEOs

18. A significant amount of work has been undertaken to drive performance upwards and as such an extension to the contract is recommended to continue this upward trajectory. The contract includes key performance indicators to measure and improve performance of the contract

19. Appendix 1 provides a summary of performance against the KPIs.

KEY ISSUES FOR CONSIDERATION

Key Aspects of Proposed Variation

Contract Extension

20. This report is recommending Executive approve extending the current contract by a further three years which is the final contract extension available under this contract.

21. The current contract extension with APCOA expires in approximately eight months' time on 31 May 2027. The scale and complexity of this contract, which encompasses all aspects of Parking in Southwark, would – based on discussions with other local authorities – take over two years to either reprocure, or bring in-house, inclusive of the procurement exercise, contract deployment, and IT implementation.

Enforcement Capacity

22. The scope of the contract was significantly expanded in July 2023, whereby the number of civil enforcement officers employed and deployed on the contract was doubled to circa 75. This has resulted in a far more robust enforcement regime across the borough. There is, however, continued focus on increasing capacity where there is evidence of non-compliance. Examples of where we consider we are under-resourced are:

- Between the hours of 11pm and 3am - a pilot was implemented for three months in 2025, the outcome of which was there was clear evidence that there was non-compliance up to midnight in particular locations. We are running shorter pilots over the Summer with different deployment approaches with a view to providing further understanding on levels of non-compliance on different days, hours of the day and locations in the borough.
- Weekends – current deployment includes 26 CEOs on a Saturday and 11 CEOs on a Sunday. We are running a pilot over a few weekends in the Summer/Autumn whereby we will increase the number of CEOs on both a Saturday and Sunday with a view to understanding the balance of resource required to enforce the volume of non-compliance.
- Estates – we are implementing an increase in mobile CEOs on estates during the day to provide further enforcement capacity in the south of the borough as well as increasing the deployment hours each day from 7pm to 10pm.

Reasons for Variation

23. There is a need to extend the contract by a further three years in order that the kerb space in the borough can be managed through continued parking enforcement.

24. There is also a need to increase civil enforcement capacity in the evenings, weekends and on estates to enforce increased levels of parking non-compliance at these times.

Future Proposals for this Service

25. One of the key factors in determining the long-term future management of parking enforcement is the fact that – unlike many local authorities – all aspects of parking enforcement, including staffing, software and hardware are all delivered by APCOA. Having a single contractor has benefits in that

all the responsibilities of the contract rest with APCOA and as such contractually they must take full responsibility to resolve all issues.

26. Several local authorities who outsource parking enforcement split the contract so that more than one contractor delivers the enforcement service. Typically, this sees councils directly procuring IT systems, which are contracted separately to the main enforcement contract. In the case of Southwark, this would mean that the services currently delivered through APCOA via Taranto, Polaris and PayByPhone would be contracted directly by the local authority.

Alternative Options Considered

27. A number of alternative options have been considered as detailed in paragraphs 4-8 of this report.

Identified risks for the Variation

28.

Risk Identification	Likelihood	Risk Control
Financial stability	Low	Credit checks completed and the supplier is secure
Risk of challenges from other providers	Low	Provisions of the contract permit variations to the service and the contract (through the Parking Management Board and change control procedure)
Risk of underperformance	Low	The contract management governance and associated key performance indicators
Risk of inflation	Low	There are provisions for annual contract uplifts within the contract

Procurement project plan (Key Decision)

29.

Activity	Completed by/Complete by:
Briefed relevant cabinet member (over £100k)	11/08/2026
Approval of Gateway 3 Report	11/08/2026
DCRB Review Gateway 3	12/08/2026
CCRB Review Gateway 3	13/08/2026
CMT Review Gateway 3	18/08/2026

Notification of forthcoming decision – despatch of Cabinet agenda papers	07/08/2026
Approval of Gateway 3 Report	15/09/2026
End of Scrutiny Call-in period and notification of implementation of Gateway 3 decision	30/09/2026
Contract Variation Enacted	01/06/2027
Amend Contract Register	05/10/2026
Contract amendment start	05/10/2026
Contract completion date	31/05/2030

Policy implications

Air Quality

30. The Council's Air Quality Action Plan 2023–2027 plan for improving air quality in the borough identifies road transport as the primary source of air pollution and sets out actions to incentivise modal shift, reduce vehicle mileage, and improve air quality in the borough's most polluted areas. This variation supports the objectives of the council's Air Quality Strategy and plan through enforcement against vehicles by both walking CEOs and using CCTV

Streets for People Strategy

31. Streets for People Strategy (2023) is Southwark's overarching transport strategy which sets out how the Council will make walking, wheeling, cycling and public transport the first choice for trips in the borough. The strategy commits to moving away from favouring cars and instead freeing up kerbside space for more sustainable uses. This variation is a key delivery mechanism for the Streets for People ambition:

    - Objective 1 - reduce the need to own or use a car. Reduce the proportion of journeys by car from 21% to 13% by 2030, to contribute to the Mayor's target of reducing overall traffic by 27% by 2030.
    - Objective 2. Reduce the need to own or use a car. Reduce the number of vehicles owned by 10% by 2030

32. Streets for People Delivery Plan – Vision Zero eliminate all deaths and serious injuries

Contract management and monitoring

33. The contract is monitored and administered by the Parking, Network Management and Markets Division utilising the following three teams:

    - Contracts
    - Parking quality and policy

- Estate parking

34. The teams are led by one manager (Parking Services Development Manager) with three reporting to them:

    a. Contracts Manager supported by three Appeals and Representations Managers
    b. Parking Quality and Policy Manager supported by a CCTV and parking asset manager and one Parking Debt Manager
    c. Estates Parking Manager

35. In relation to this contract, they are responsible for contract monitoring, contract variations and payments, dealing with general enquiries and service requests and the management of an ad-hoc budget for infrastructure.

Community, equalities (including socio-economic) and health impacts

Community impact statement

36. This variation will ensure there is a continued positive impact on the community through the continued enforcement of parking and associated traffic management:

37. Public demand: circa 70% of residents want less traffic, more green space, and safer cycling and walking routes. Young people strongly support urgent climate action

38. Air quality – Road traffic accounts for around one-third of PM2.5 pollution; 9% of all deaths in 2019 were linked to NO_2 or PM2.5 exposure

39. Streets for People – will assist in the delivery of a variety of the objectives in the strategy as highlighted above including helping to reduce noise pollution, traffic and encouraging active travel

40. Climate Change Strategy - Southwark must cut emissions by 12% each year to reach carbon neutrality by 2030

41. The council adopted a new parking enforcement protocol in February 2022 that sets out exemptions for school street enforcement including:

    - Emergency Services
    - Blue Badge Holders working at the school or dropping off their children and for those living in the school street
    - SEND vehicles
    - Care workers delivering care in the school street
    - Enforcement of school streets to take place in term time only

Equalities (including socio-economic) impact statement

42. The recommendations as set out in this report are not considered to have any significant adverse effects on socio-economic policy. The recommendations support the council's equalities and human rights policies, albeit the nature of any impacts on those with protected characteristics will not be known until the extent of any new/if any controlled parking zones are determined, following community engagement and consultation.

43. Equality assessments will be carried out and considered by the subsequent decision maker in relation to any proposed changes to the enforcement protocols.

Health impact statement

44. High inactivity, obesity levels, and rising anxiety highlight the need for healthier environments. Reducing car use and increasing active travel are beneficial for public health and as such this variation supports this through the provision of continued enforcement. Improved air quality, for example by reducing traffic, has numerous health benefits, both short term and long term. Active travel is also associated with physical and mental health benefits. Both objectives are in line with the council's Streets for People strategy and Air Quality Action Plan. The recognition of exemptions for certain people is welcomed, as is the emphasis on community engagement to ascertain the equalities impact in preceding paragraphs 41.

Climate change implications

45. The Council's strategy for achieving carbon neutrality by 2030 is set out in the Tackling the Climate Emergency Together: Climate Change Strategy (2021), a key objective being a reduction in vehicle mileage and emissions from transport. This variation supports the climate strategy by managing parking and kerbside allocation in ways that reduce car use and support the transition to zero-emission transport.

46. The provision of parking enforcement and associated services is an essential part of the borough's approach to managing parking and kerbside use across both highways and housing. The contract includes increased provision of CCTV coverage of bus lanes and moving traffic contraventions, such as school streets and low traffic neighbourhoods, which are central to the delivery of the objectives of the Climate Change Strategy. It also increases the number of civil enforcement officers to manage the borough's controlled parking zones. This is closely in line with a number of key actions in the council's Climate Change Strategy and Action Plan, which aims to discourage car use, while promoting public transport and sustainable travel.

47. The contract extension will include a requirement for APCOA to demonstrate the use of electric vehicles in provision of the services. This

should remain secondary to ensuring enforcement officers are on foot as a priority and then using electric vehicles if a greater area of coverage is required. The council is actively trying to reduce its emissions associated with its supply chain (scope 3) and will work in partnership with the contractor to understand the impact of the contract and mitigate the emissions where possible. The extension of the contract will also include the introduction of e-bikes as a form of transport for the CEOs which will replace some of the electric vehicles.

Social Value considerations

48. The Public Services (Social Value) Act 2012 requires that the council considers, before commencing a procurement process, how wider social, economic and environmental benefits that may improve the well-being of the local area can be secured.

Economic considerations

49. Parking and traffic enforcement assists the economy of Southwark through aiding the free flow of traffic and turnover of parking spaces.

50. APCOA pay all their staff the London Living Wage as a minimum.

Social considerations

51. Social Value: This contract was one of the first to use the social value portal to put a monetary value on the work that the contractor does outside of delivering the specified contract. APCOA have delivered £1,763,459 of social and local economic value in line with the Themes and Outcomes and Measures (TOMs) framework that utilises a beneficial cost linked to central government's Green Book financial system.

52. APCOA earn social value credit predominantly by:

- Working with Southwark Works to employ long-term unemployed people
- Deploying an electric vehicle fleet
- Employing local people
- Volunteering at a Food Bank
- Using Southwark based small enterprises for maintenance of vehicles
- Donations to the Mayors Charity

53. APCOA currently have two full-time apprentices and are committed to this through the contract period.

54. APCOA actively work with Southwark Works (who are specialist employment advisors who provide personal, confidential one to one support for unemployed residents of Southwark) for their staff recruitment and are committed to taking on apprentices.

Environmental/Sustainability considerations

55. A just and inclusive transition is at the heart of the council's emerging climate policy. These proposals prioritise the movement of people first and foremost, while retaining vehicle access for those who require it. In delivering a safer and more equitable highway network, the measures are in accordance with the council's approach to addressing the climate emergency.

Financial Implications

56. The estimated cost of the three-year contract extension and proposed variation is £31.5m (£37.8m including VAT). Contract costs comprise fixed, activity based and performance-related elements, with variable costs increasing in line with enforcement activity. PCN volumes have risen from approximately 150,000 in 2020/21 to an estimated 356,000 in 2025/26, resulting in a corresponding increase in variable contract costs.

57. Funding for the proposed variation will be met from the Parking Services revenue account. The council operates a ring-fenced parking account, with income generated from parking and traffic enforcement activities used to fund the delivery of parking services and associated operational costs.

58. The proposed variation is also intended to support increased enforcement activity, improved compliance and the effective management of the borough's road network. Costs are expected to be met from parking-related income generated through the operation of the service, and the financial implications have been assessed as part of the council's ongoing budget monitoring arrangements.

59. Current revenue forecasts indicate that the additional costs arising from the variation can be accommodated within the Parking Services revenue account. Any surplus generated will remain ring-fenced and applied in accordance with Section 55 of the Road Traffic Regulation Act 1984, which governs the use of parking income and surpluses.

60. The contract value including and excluding VAT is:

Description	**Contract costs excluding VAT**	**Contract costs inclusive of VAT**
	£'000	**£'000**
Original contract sum - 4-year term from 01/04/2020 to 31/05/2024	14,930	17,916

3-year Contract extension from 01/06/2024 to 31/05/2027	12,452	14,942
Previous Variations to 31/05/2027	11,207	13,448
Final 3-year Contract extension from 01/06/2027 to 31/05/2030	31,500	37,800
Revised total contract cost	**70,089**	**84,106**

Legal Implications

61. Please see the concurrent of the Director of Law and Governance below.

Consultation

62. Benchmarking and consultation with other London authorities has taken place with a view to understanding operating models and the associated opportunities.

63. A mystery shopping exercise was undertaken in 2023 which has informed the recommendations of this report.

Other implications or issues

64. N/A

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director Resources (ESL26/032)

65. The Strategic Director of Resources (SDR) notes the recommendation for the Executive to approve the activation of the final extension of the APCOA Parking UK Ltd contract for parking enforcement and associated services for a further three years from 1 June 2027 to 31 May 2030 at a total cost of £31.5m.

66. The SDR notes that the proposed extension is permitted under the existing contractual provisions and will ensure continuity of this key statutory service whilst avoiding the costs, risks and resource implications associated with a re-procurement exercise or alternative delivery model. The SDR further notes the proposed delegation to the Head of Parking Services and Network Management to approve contract variations, where supported by a business case and funded from within approved Parking Services budgets, providing flexibility to respond to changing operational requirements.

67. The SDR notes the financial implications set out in this report and that the costs of the contract extension and any approved variations will be funded

from the ring-fenced Parking Services revenue account. Current forecasts indicate that these costs can be accommodated within the account and supported by parking-related income generated through service operations, with any surplus applied in accordance with the statutory requirements governing parking income.

Head of Procurement

68. This report seeks approval to enact 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. A secondary recommendation requests delegation of 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). 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).

69. The report confirms that the original contract award contained provisions and mechanism (via use of a contract change control procedure) permitting both extension and variation, in alignment with the requested changes as outlined, and is therefore consistent with both council Contract Standing Orders (CSO) and the salient Public Contracts Regulations 2015 (PCR2015) as pertaining to modification of contracts during their term (regulation 72(1)(a)) and relevant at the point of initial award. In accordance with CSO, the decision must be taken by the Executive following review at DCRB and CCRB.

70. Headline (alternative) options are detailed within paragraphs 4 – 8, noting the availability of, and optimum solution enabled by, the contract variation mechanism. Summary risks associated are contained within table at the end of paragraph 30.

71. Alignment with the Council's strategy and objectives is generically evidenced within paragraphs 36 - 55, and specific Social Value achievement is contained at paragraphs 51 - 54. Payment of London Living Wage (LLW) is confirmed within paragraph 50.

72. Methodology for performance/contract monitoring is detailed within paragraphs 33 - 35, namely through regular monitoring and review meetings. The report also confirms that annual performance reviews will be provided to DCRB and CCRB at required intervals in alignment with council CSO. Preceding paragraphs 15 – 19 provide detail re: performance together

with summary information intended to improve delivery via focused initiatives and further review. Appendix 1 contains full detail of performance against contractual KPIs.

73. The Community, Equalities and Health Impact Statements are set out in paragraphs 36 - 44.

74. The Climate Change, Social Value, Economic and Environmental/Sustainability statements are set out in paragraphs 45 - 55.

Director of Law and Governance (20260817SB)

75. This report seeks approval to extend the term of an existing contract with APCOA Parking UK Ltd for parking and traffic and associated services for a period of three years from 1 June 2027 to 31 May 2030 at an annual value of £10,500,000 and a total value of £31,500,000, and to vary the scope of the contract for the purposes detailed in paragraph 2.

76. The proposed extension and variations are subject to the application of the Public Contracts Regulations (PCR) 2015, in force at the time that the contract was procured. Those Regulations permit contract modifications without the need for a fresh procurement exercise where certain limited prescribed grounds are met, including (PCR 72(1)(a):-

    where the modifications, irrespective of their monetary value, have been provided for in the initial procurement documents in clear, precise and unequivocal review clauses, which may include price revision clauses or options, provided that such clauses -

    - state the scope and nature of possible modifications or options as well as the conditions under which they may be used, and
    - do not provide for modifications or options that would alter the overall nature of the contract or the framework agreement.

77. It is confirmed that the terms of the contract contain express provision for extension beyond its initial term and also permit the parties to agree changes to the contract and the service through the Parking Management Board (including but not limited to the appointment of additional civil enforcement officers) in line with the prescribed change control procedure.

78. The recommended contract extension and variation is also consistent with other relevant domestic legislation and with the council's Contract Standing Orders, which reserve the decision in this matter to the Executive.

79. The Executive will be aware of the Public Sector Equality Duty set out in section 149 of the Equality Act (EA) 2010, which requires the council to have due regard in its decision making processes to the need to:

a. Eliminate discrimination, harassment, victimisation or other prohibited conduct.
b. Advance equality of opportunity between persons who share a relevant protected characteristic and those who do not.
c. Foster good relations between those who share a relevant characteristic and those that do not share it.
The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. The Public Sector Equalities Duty (PSED) also applies to marriage and civil partnership, but only in relation to (a) above.

80. Paragraphs 36 to 44 note the benefits that the recommended contract extension and variation are intended to generate for the local community and confirm that equality assessments are to be undertaken in relation to any proposed changes to the enforcement protocols, in order to understand the impact on any individual or group having a protected characteristic under the EA.

81. The Executive should also note and take account of paragraphs 62 and 63 which confirm the nature and extent of consultation undertaken to inform the recommendations of this report.

BACKGROUND PAPERS

Background Papers	Held At	Contact
Gateway 1 report dated 30/04/2019 (Public Pack)Agenda Document for Cabinet, 30/04/2019 16:00 (southwark.gov.uk)	Southwark Council Road Network, Parking and Markets	David.Sole@southwark.gov.uk
Gateway 2 report dated 21/01/2020 (Public Pack)Agenda Document for Cabinet, 21/01/2020 16:00 (southwark.gov.uk)	Southwark Council Road Network, Parking and Markets	
Air Quality Strategy	Southwark Council Regulatory Services/Public Health	Anju.Sidhu@southwark.gov.uk
Streets for People Strategy	Southwark Council Highways	Polyvios.Polyviou@southwark.gov.uk
Parking Enforcement Protocols	Southwark Council Road Network, Parking and Markets	David.Sole@southwark.gov.uk

APPENDICES

No	Title
Appendix 1	Key Performance Indicator (KPI) Summary Table

AUDIT TRAIL

Executive Member	Councillor James McAsh, Leader of Southwark Council	
Lead Officer	Michael Benn, Director of Highways and Parking	
Report Author	John Wade, Head of Parking Services and Network Management	
Version	Final	
Dated	14 August 2026	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	**Comments Sought**	**Comments included**
Strategic Director of Resources	Yes	Yes
Head of Procurement	Yes	Yes
Director of Law and Governance	Yes	Yes
Director of Exchequer (for housing contracts only)	N/A	N/A
Director of Education (for schools contracts only)	N/A	N/A
Contract Review Boards		
Departmental Contract Review Board	Yes	Yes
Corporate Contract Review Board	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team		3 September 2026

KPI No.	Nature of key performance indicator	KPI Threshold Required	June 25	July 25	August 25	September 25	October 25	November 25	December 25	January 26	February 26	March 26	April 26	May 26	Average	Comments
	KPI 1 - Effective Parking Management		No	No	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes		
a	Number of CEOs deployed as per contractual requirement	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	90.62%	100.00%	100.00%	100.00%	100.00%	100.00%	99.22%	
b	Number of CEO employed	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
c	Number of PCNs cancelled as a result of CEO errors on street - Cancelled as spoils or retrieved by supervisor	1.0% or less	0.65%	0.79%	0.46%	0.58%	0.63%	0.56%	0.56%	0.56%	0.56%	0.56%	0.56%	0.56%	0.59%	
d	Number of PCNs cancelled as a result of CEO errors on street - identified at challenge stage	1.0% or less	2.24%	1.19%	0.61%	0.92%	0.63%	0.56%	1.27%	1.43%	0.56%	TBC	TBC	TBC	1.05%	
e	Compliance with parking restrictions	92.00%	99.35%	99.03%	98.60%	98.60%	98.60%	99.28%	99.28%	99.28%	99.28%	99.28%	99.28%	99.28%	99.10%	
f	Abandoned Vehicles Service	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	71.00%	67.00%	15.00%	100.00%	80.00%	100.00%	86.08%	
	KPI 2 – Effective remittance of the Council Income		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
a	All income to be banked on the following working day	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
b	All income reports to be received with reconciled income from the previous week no more than 3 working days from the end	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
c	All income to be transferred to the council no later than 5 working days from the end of the last completed week	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
	KPI 3 - Effective Notice Processing		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
a	Correctly scanning all incoming correspondence within 24 hrs of receipt	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
b	VQ4 requests, 1st, 2nd and 3rd within 50 days	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	75.00%	97.92%	
c	Issuing of Debt Registration within 110 days	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
d	Issuing of Warrant of control within 150 days	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
e	Monthly Reports - That all of the reports within specified time scales	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
	KPI 4 - Processing of Parking Suspension		Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	No	Yes		
a	Parking suspension to be implemented on time, resident bays 5 days all others at least 2 days prior	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
b	Suspension boards removed after the completion of a suspension, within 2 working days	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	94.00%	58.00%	100.00%	83.30%	50.00%	100.00%	90.44%	
	KPI 5 - IT Service		Yes	Yes	No	Yes	No	No	No	No	No	No	No	No		
a	Degree to which the IT system performs efficiently and in accordance with the specification. - APCOA will not take responsibility or be penalised for the slow running of the system when it is not within their control. i.e. Internet Network issues	100.00%	100.00%	99.89%	99.89%	100.00%	99.81%	99.81%	99.81%	92.70%	89.44%	95.15%	93.90%	94.66%	97.09%	
	KPI 6 - Yunex CCTV unattended cameras		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
a	Camera installation	99.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
b	Camera relocation	99.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
c	Quality of captures	99.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
d	Camera downtime	2.00%	0.92%	0.92%	0.43%	0.15%	0.19%	0.19%	0.19%	0.19%	0.19%	1.08%	1.60%	0.19%	0.52%	
	KPI 7 - Taranto (a) & PayByPhone (b&c)		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
a	Availability of permit system including virtual	99.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
b	Availability of IVR/APP for cashless	99.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
	KPI 8 TES - ANPR and CCTV		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
a	Correct number of vehicles deployed	99.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
b	Software downtime / Uptime of vehicle compliance software	99.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
c	CDM updated	99.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
	KPI 9 - Polaris Back Office		No	No	Yes	No	Yes	No	No	No	No	No	No	No		
a	System Uptime	98.50%	98.48%	98.48%	99.39%	90.00%	98.86%	99.81%	98.81%	92.70%	89.44%	95.15%	93.90%	94.66%	95.81%	
b	Additional modules delivered timely	98.50%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
c	CEO tracking	98.50%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
	KPI 10 - Quality of Evidence		No	No	No	No	No	No	No	No	No	No	No	No		
a	Quality of CEO PCNs - Evidence - Measured: 09.00 - 17.30 Mon - Fri excluding bank holidays and also excludes planned system downtime due to maintenance	100.00%	98.00%	98.00%	98.00%	98.00%	99.26%	98.64%	98.02%	97.40%	96.78%	96.16%	95.54%	94.92%	97.39%	Issue with images has been raised with the IT provider, they are currently looking into this.
b	Quality of CCTV PCNs - Evidence	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	99.86%	98.96%	99.94%	99.23%	99.88%	100.00%	99.82%	
ance Indicator Levels																

Passed
Passed but issue identified
Failed
First Failure - 1 month to rectify

Meeting Name:	Executive
Date:	15 September 2026
Report title:	Community Safety Partnership Strategy 2025-2030
Executive Member:	Councillor David Watson, Executive Member for Community Safety and Engagement
Ward(s) or groups affected:	All
Classification:	Open
Reason for lateness (if applicable):	Not applicable

FOREWORD - COUNCILLOR WATSON, EXECUTIVE MEMBER FOR COMMUNITY SAFETY AND ENGAGEMENT

Southwark is a vibrant, diverse and ambitious borough, but we recognise that crime, antisocial behaviour and community safety concerns can have a significant impact on residents' quality of life. People should feel safe at home, on our estates and streets, in our town centres, parks and open spaces. Making Southwark safer is a priority for the Council and our residents. And the Community Safety Partnership is central to achieving our aims through a team effort with the police, fire, probation, and health services. z

The Southwark Community Safety Partnership Strategy 2025–2030 sets out how the council and its partners will work together over the next five years to tackle the issues that matter most to our communities. Informed by local crime trends, resident feedback and partner insight, the Strategy establishes a shared vision for a safer Southwark and focuses activity on violence against women and girls, serious violence, antisocial behaviour, drug-related harm, environmental crime, exploitation and the need for visible, responsive services. It recognises that safety is not only about enforcement, important though that is, but also about prevention, early intervention, well-designed places, trusted local relationships and timely support for those most at risk.

This Strategy will help deliver safer, cleaner and more sociable estates and neighbourhoods; promote women's safety; support young people away from violence and exploitation; reduce the harm caused by drugs and alcohol; and strengthen trust between communities and the services that exist to support them. It reflects the council's commitment to meaningful engagement with residents, tenants and residents' associations, voluntary and community sector partners, businesses and local services, so that action is shaped by local experience, addresses disproportionality and makes a practical difference in people's daily lives. Its impact will be seen through reduced harm, improved confidence and a clear sense that Southwark is a borough where everyone can live, work, study and visit safely.

RECOMMENDATION(S)

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

REASONS FOR RECOMMENDATIONS

2. The Crime and Disorder Act 1998 requires the Southwark Community Safety Partnership to prepare and implement a strategy for reducing crime, disorder, antisocial behaviour, substance misuse and reoffending, the proposed strategy fulfils this statutory requirement and provides the strategic framework for partnership activity between 2025 and 2030.

ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

3. To continue operating under previous Southwark Community Safety Partnership priorities without adopting a new strategic framework. This option is not recommended as it would not meet the statutory requirement to maintain an up-to-date partnership strategy informed by the most recent Strategic Assessment 2024/25.

4. To develop a shorter-term strategy. This option is not recommended as a five-year strategy provides greater strategic direction while allowing annual delivery plans to respond to emerging issues and changing local needs in line with future Strategic Assessments.

POST DECISION IMPLEMENTATION

5. Following approval:

Key Activity	**Target completion date**
Notification of Strategy to Mayor's Office for Policing And Crime (MOPAC)	Q3 2026/27
Publication of Strategy on Southwark Council website	Q3 2026/27
Develop and implement a communications plan	Q3 2026/27
Complete 2025/26 Strategic Assessment	Q3 2026/27
Refresh of strategic priorities aligned to findings of 2025/26 Strategic Assessment	Q4 2026/27

BACKGROUND INFORMATION

6. The Southwark Community Safety Partnership (CSP) is a statutory partnership established under the Crime and Disorder Act 1998. Responsible authorities include Southwark Council, the Metropolitan Police Service, London Fire Brigade, Southeast London Integrated Care System and the Probation Service.

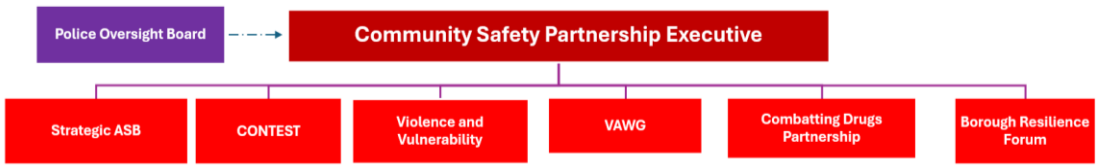
7. The Southwark CSP is subject to annual scrutiny through local authority scrutiny processes to aid accountability and transparency.

8. Under the Crime and Disorder Act 1998, the Partnership is required to undertake annual strategic assessments and prepare a strategy setting out how community safety issues will be addressed across the borough.

9. The Strategy covers the period 2025–2030, with annual delivery plans supporting implementation. Progress will be reviewed quarterly by the CSP Executive, and annual delivery plans refreshed annually to reflect findings from future Strategic Assessments.

10. An independent review of Community Safety was undertaken in 2025 to assess how effectively the council, and its partners deliver their shared responsibility to keep Southwark safe. The review identified significant strengths, including a strong commitment to partnership working and a detailed understanding of local community safety issues. However, it also found that activity could at times be fragmented and highlighted opportunities to improve coordination, intelligence sharing and strategic oversight. The review recommended the development of a more integrated approach to community safety delivery. The findings of the review have informed the development of the Strategy and implementation of the recommendations is already underway.

11. The Strategy is supported by a refreshed Southwark CSP governance structure, which aligns governance arrangements to the five strategic priorities. Implementation is underway, with new chairs appointed from across the Partnership and annual delivery plans being developed to support delivery of the Strategy.



12. The Southwark CSP operates within and interacts with a broader network of statutory partnerships, including:

- Southwark Safeguarding Adults Board
- Southwark Safeguarding Children Partnership
- Youth Justice Partnership
- Health and Wellbeing Board
- Combatting Drugs Partnership

These interconnections ensure Southwark CSP's work is aligned with broader statutory and strategic priorities.

KEY ISSUES FOR CONSIDERATION

13. The Strategy has been informed by the 2024/25 Strategic Assessment, which covers two years of data (April 2023-March 2025) and provides a detailed picture of crime and antisocial behaviour across Southwark. It highlights long-standing challenges such as Violence Against Women and Girls (VAWG) and violent crime, as well as emerging concerns including rising theft, robbery and mobile-phone related offences.

14. The Strategy establishes five strategic priorities:

- Tackling VAWG and promoting women's safety
- Reducing and preventing violence and vulnerability
- Reducing drug-related harm
- Creating safe and sociable estates and neighbourhoods
- Increasing trust and confidence

15. Tackling Violence Against Women and Girls (VAWG) and promoting women's safety aims to prevent and respond to the crimes and forms of abuse that disproportionately affect women and girls, including domestic abuse, sexual violence, harassment, harmful practices and coercive or controlling behaviour. It also seeks to create safer public and private spaces where women and girls can live, work and travel free from gender-based violence, misogyny and fear.

16. Reducing and preventing violence and vulnerability aims to tackle serious violence and support those vulnerable to exploitation or criminal involvement, while also addressing the wider community impact of these crimes. This includes addressing offences such as gang-related violence, robbery, knife crime, criminal exploitation, modern slavery and county lines activity.

17. Reducing drug-related harm aims to reduce the harm caused by both drug use and drug supply, recognising the impact this can have on individuals, families and communities through poor health outcomes, criminality and exploitation. In line with the National Drug Strategy, the approach combines prevention, treatment, recovery and enforcement activity, ensuring support is available for those affected by substance misuse while disrupting the criminal networks responsible for drug supply.

18. Creating safe and sociable estates and neighbourhoods aims to address the behaviours and environmental factors that affect residents' quality of life and their ability to live in safe, clean and welcoming communities. This includes tackling antisocial behaviour, fly-tipping, environmental crime and the misuse of public spaces.

19. Increasing trust and confidence aims to strengthen relationships between residents and statutory agencies by improving transparency and accountability. This priority takes a partnership-led approach to rebuilding trust

and confidence, recognising this as a shared responsibility across all CSP members.

20. Four multi-agency strategic boards and one public-facing meeting, within the Southwark CSP governance structure, lead on delivering the CSP's strategic priorities.

- VAWG Strategic Board leads the delivery of Tackling VAWG and promoting women's safety
- Violence and Vulnerability Board leads the delivery of Reducing and preventing violence and vulnerability
- Combatting Drugs Partnership leads the delivery of Reducing drug-related harm.
- Antisocial Behaviour (ASB) Strategic Board leads the delivery of Creating safe and sociable estates and neighbourhoods
- Southwark Policing Oversight Board is a public-facing meeting that supports the delivery of Increasing Trust and Confidence

21. Each priority is supported by an annual delivery plan and monitored against key performance indicators. Quarterly CSP Executive meetings provide strategic oversight and accountability for delivery against agreed outcomes.

22. The Strategy adopts four cross-cutting commitments which underpin all priorities and activities. These commitments provide a consistent framework for delivery, ensuring community safety activity is informed by the principles of prevention, inclusion and equity. The Southwark CSP Executive provides overall oversight, ensuring these principles are embedded in all decision-making, actions, and interventions.

- Building meaningful community engagement
- Addressing disproportionality
- Embedding a preventative public health approach
- Delivery through hyperlocal and area-based working

23. Building meaningful community engagement aims to ensure that residents are active partners in shaping interventions and informing decisions. The purpose of this cross-cutting commitment is to strengthen trust, tailor engagement tools to the diverse needs of our communities and ensure every voice is heard.

24. Addressing disproportionality relates to understanding and challenging the structural and systematic factors that contribute to disproportionality in safety outcomes. This includes examining how partner organisations influence these patterns and using that understanding to inform and improve decision-making.

25. Embedding a preventative, public health approach focuses on prevention to tackle the root causes of harm, vulnerability and violence through early intervention and multi-agency collaboration. This includes addressing underlying issues such as deprivation, health, education and wellbeing.

26. Delivering through hyperlocal, area-based working relates to strengthening neighbourhood-level responses through targeted, place-based approaches that respond to the specific issues which relate to needs, strengths and characteristics of local communities. This approach reflects recommendations from the independent review of community safety.

Policy framework implications

27. The Strategy aligns with and contributes towards the Joint Administration's shared priority of A safer Southwark, as set out in the 'Affordable, safe and green' Council Delivery Plan.

28. The Strategy, particularly the priority of Creating safe and sociable estates and neighbourhoods, supports the delivery of Southwark Council's Good Landlord Plan through action to improve estates and tackle ASB.

29. The Strategy contributes towards Mayor's Police and Crime Plan 2025-2029, which sets out the Mayor's objectives for community safety across London.

30. The CSP must submit the final version of the strategy to the Mayor's Office for Policing and Crime for due regard.

31. The Strategy, particularly the priority of Increasing trust and confidence aligns with the ambitions with A New Met for London 2025-2028, which seeks to rebuild public trust, reduce crime, and improve organisational standards.

32. The Strategy is informed by, and contributes towards, a range of national strategies including, but not limited to:

- VAWG Strategy 2025-2030
- National Drug Strategy 2021-2031
- Serious Violence Duty 2022
- National Retail Strategy 2025
- National Knife Crime Plan 2026

Community, equalities (including socio-economic) and health impacts

Community impact statement

33. The Public Sector Equality Duty imposed by the Equality Act 2010 states that public authorities must give 'due regard' to the need to eliminate unlawful discrimination, harassment, and victimisation as well as to advance equality of opportunity and foster good relations between people who share protected characteristics (including disability) and those who do not.

34. The Strategy seeks to improve safety outcomes for all residents, workers and visitors to Southwark, recognising that crime can affect redesigns, communities and businesses disproportionately across the borough.

35. Delivery of the Strategy is intended to reduce crime, antisocial behaviour and harm, whilst improving perceptions of safety.

36. Annual delivery plans will allow the Partnership to respond to emerging local issues and resident concerns.

Community safety

37. Section 17 of the Crime and Disorder Act 1998, states that without prejudice to any other obligation imposed on it, it shall be the duty of the Council to exercise its various functions with due regard to the likely effect of the exercise of those functions, and the need to do all that it reasonably can to prevent crime and disorder in its area including:

- anti-social and other behaviour adversely affecting the local environment;
- the misuse of drugs, alcohol and other substances;
- re-offending and
- serious violence in including all it reasonably can to:
- prevent people from becoming involved in serious violence in its area; and
- reduce instances of serious violence in its area.

Equalities (including socio-economic) impact statement

38. Pursuant to section 149 of the Equality Act 2010 the council has a duty to have due regard in its decision-making processes to the need to:

(a) Eliminate discrimination, harassment, victimisation, or other prohibited conduct.
(b) Advance equality of opportunity between persons who share a relevant protected characteristic and those who do not.
(c) Foster good relations between those who share a relevant characteristic and those that do not share it.

39. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. The Public Sector Equalities Duty also applies to marriage and civil partnership, but only in relation to (a) above.

40. The Strategy recognises that the impact of crime, antisocial behaviour, violence and victimisation is not experienced evenly across the borough. Some sections of the community, including women and girls, young people, disabled residents, older residents, Black, Asian and minority ethnic communities, LGBTQ+ residents, people experiencing poverty or housing insecurity, and those living in areas with higher levels of deprivation or repeat antisocial behaviour, may experience disproportionate harm, barriers to reporting, or lower levels of trust and confidence in statutory services.

41. The Strategy aims to improve outcomes for communities disproportionately affect by crime, violence and victimisation.

42. Addressing disproportionality is identified as a cross-cutting commitment throughout the Strategy.

43. An Equality Impact Needs Assessment (EINA) has been completed and developed in consultation with relevant council officers responsible for equality, diversity and inclusion.

44. Equality impacts will continue to be considered through annual delivery planning and implementation arrangements.

Health impact statement

45. Reductions in violence, substance misuse and antisocial behaviour can contribute positively to public health outcomes by reducing preventable harm, trauma, exploitation, repeat victimisation and the wider impact of unsafe places on residents' wellbeing.

46. The Strategy adopts a preventative public health approach to community safety, which aims to have a beneficial effect on the physical and mental health of residents by reduce crime and Asb and the fear crime and ASB.

47. The Strategy's priority to reduce drug-related harm is directly relevant to health outcomes. It recognises the links between substance misuse, mental health, homelessness, exploitation, domestic abuse, offending and community harm, and promotes a balanced response that combines prevention, early intervention, treatment, recovery and enforcement.

48. Delivery of the Strategy will support wider efforts to reduce vulnerability and improve wellbeing, including through closer alignment between community safety, public health, treatment services, safeguarding, housing, enforcement and policing.

Climate change implications

49. The Strategy does not create any direct adverse climate implications.

50. Climate considerations will be considered on a project-by-project basis where relevant.

Resource implications

51. Delivery will seek to utilise existing partnership resources and governance arrangements where possible.

52. Annual delivery plans will assist with prioritisation of available resources.

Consultation

53. The Strategy has been developed through engagement with Southwark CSP members. Feedback provided by the CSP Executive has been incorporated into the final version.

54. Findings from the 2024/25 Strategic Assessment have informed development of the Strategy.

55. Resident insight, community engagement activity and parter feedback have informed priorities. Several engagement initiatives took place in 2023/24 and 2024/25 delivered by statutory agencies. These included Council-led Community Conversations, a Women's Safety Survey, and a dedicated inbox for the public to share concerns about trust and confidence in policing, following the introduction of the Policing Oversight Board.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Head of Procurement

56. Not applicable

Director of Law and Governance

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

58. Community Safety Partnerships (CSPs) were introduced by Section 6 of the Crime and Disorder Act 1998 and bring together local partners to formulate and implement strategies to tackle crime, disorder and antisocial behaviour in their communities.

59. The Local Authorities (Functions and Responsibilities) (England) Regulations 2000, Regulations 4 provides the responsibility for various aspects of functions relating to the formulation and preparation of plans and strategies of the descriptions specified in Schedule 3, including those under section 6 as between an authority and their executive.

60. There are no other significant legal implications arising from the recommendations in this report, but the Director of Law and Governance and their staff will provide advice to officers on any legal and governance issues arising during the continuing development of the strategy and action plan.

61. The Executive will need to have due regard to the need to eliminate discrimination, advance equality of opportunity, and to foster good relations between people with protected characteristics and others in accordance with the public sector equality duty in section 149 Equality Act 2010. Reference is made to this in the "Community, equalities (including socio-economic) and health impacts" section above and note in paragraph 43 an ENIA has been developed.

Strategic Director of Resources (ESL26/045)

62. This report asks the Executive to note the Southwark Community Safety Partnership Executive's adoption of the Southwark Community Safety Partnership Strategy 2025–2030, attached as Appendix 1, and to support its implementation across relevant council services and partnership arrangements.

63. The Strategic Director of Resources notes that there are no immediate additional financial implications arising directly from the recommendation to note the adoption of the Strategy. Delivery will seek to utilise existing council, partnership and governance arrangements where possible, and annual delivery plans will be used to prioritise activity within available resources.

64. Any future funding implications arising from specific projects, interventions, service changes or additional staffing requirements linked to implementation of the Strategy will need to be considered separately through the council's normal budget-setting, governance and decision-making processes. Any such proposals will need to identify appropriate funding sources, including existing service budgets, partnership contributions or external grant funding, and any emerging financial pressures or unfunded commitments should be monitored and escalated through the relevant governance arrangements.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None		

APPENDICES

No.	Title
Appendix 1	Southwark Community Safety Partnership Strategy 2025-2026
Appendix 2	Equality Impact and Needs Analysis

AUDIT TRAIL

This section must be included in all reports.

Executive Member	Councillor David Watson, Executive Member for Community Safety and Engagement
Lead Officer	Anthony Lewis, Director of Community Safety and Integrated Enforcement
Report Author	Abbie Box, Senior ASB Officer, Community Protection
Version	Final
Dated	20/08/2026
Key Decision?	No

CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	**Comments Sought**	**Comments Included**
Director of Law and Governance	Yes	Yes

Strategic Director of Resources	Yes	Yes
Executive Member	Yes	Yes
Date final report sent to Constitutional Team		20 August 2026

Southwark Community Safety Partnership Strategy 2025-2030



SAFER SOUTHWARK
A safer borough for all

Southwark Council

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Foreword

Southwark is one of London's most exciting places to live, work and visit – a borough alive with creativity, energy and community spirit. Our diversity is our greatest strength, and our people are at the heart of what makes Southwark special. But, as in every thriving metropolitan area, we also face challenges. One of the most important is ensuring that everyone who lives, works or travels through our borough feels safe and is free from crime and antisocial behaviour on our streets, in their homes and across our neighbourhoods.

Community safety is a shared responsibility, and creating a safer, more inclusive Southwark depends on strong partnerships, coordinated action, and meaningful engagement with residents.

In line with the Crime and Disorder Act 1998, the Southwark Community Safety Partnership is responsible for bringing together Southwark Council, the Metropolitan Police Service, London Fire Brigade, South East London Integrated Care System and the Probation Service to address community safety issues and drive forward meaningful change.

Informed by local data, resident voices, and the expertise of our partners, this Community Safety Partnership Strategy sets out **five strategic priorities** for the next five years (2025–2030):

- **Tackling Violence Against Women and Girls and promoting women's safety**
- **Reducing and preventing violence and vulnerability**
- **Reducing drug-related harm**
- **Creating safe and sociable estates and neighbourhoods**
- **Increasing trust and confidence**

These strategic priorities represent our shared ambitions for a safer Southwark. To ensure progress is tangible, each year these priorities are translated into annual delivery plans. This approach ensures that while our vision is long-term, our approach remains agile.

Underpinning all five strategic priorities are **four cross-cutting commitments:**

- **Building meaningful community engagement**
- **Addressing disproportionality**
- **Embedding a preventative, public health approach**
- **Delivering through hyperlocal, area-based working**

These commitments cut across, and underpin, each strategic priority, ensuring that all strands of work are guided by shared principles of equity, prevention, and inclusion. They are not standalone areas of work but integrated lenses through which all community safety activity is planned, delivered, and evaluated.

To date, the Southwark Community Safety Partnership has delivered a range of pioneering initiatives:

- We launched the **'Through Her Eyes' anti-misogyny campaign**, which has **reached over one million views online** and is being used in schools to support healthy relationships education. Southwark was also the **first borough in London** to develop a **Women's Safety Night Charter** – a model since adopted by the **Mayor's Office for Policing and Crime** and rolled out across the capital.
- Our **Community Harm and Exploitation – Operational Group**, a **multi-agency model** tackling urban violence and safeguarding those at risk, is **recognised nationally as best practice** in addressing exploitation and serious harm.
- Through **targeted investment** across hospitals, schools, and homelessness services, **access to drug and alcohol treatment** is now at its **highest since before the Covid-19 pandemic**. We have also introduced a **bespoke women's pathway** and improved engagement with **underrepresented groups** – important milestones in locally delivering the **National Drug Strategy**.
- **£3 million** invested to upgrade and enhance public space CCTV camera capacities, supported by a **20% increase in operators** to improve real-time response. This year, we also secured **funding** to pilot the new **Night-Time Uniformed Patrol Service** to tackle antisocial behaviour and improve safety at night.
- We piloted the **Southwark Policing Oversight Board**, bringing together **eight independent and diverse board members**, including **community representatives**, to trial a new initiative that supports **transparency and accountability** in local policing.

While we are proud to champion these initiatives and recognise the great community safety work already happening across Southwark, we also know from listening to our communities that challenges remain. We are committed to continuous improvement and will remain responsive and adaptable to emerging crime trends and local concerns. Building on what we know works, this strategy sets out a clear path forward, to ensure we can respond effectively to both current priorities and future challenges.

We look forward to working with our statutory partners, local organisations, and residents to put this Community Safety Partnership Strategy into action. By working together, we can prevent crime, protect those at risk, strengthen trust, and make our neighbourhoods safer – because **community safety is everybody's business** and together, we're **building a safer Southwark for all.**

Statement from the Co-Chairs of Southwark Community Safety Partnership Executive: Emma Bond, Borough Commander, Central South Borough Command Unit, Lambeth and Southwark, and Aled Richards, Strategic Director of Environment, Sustainability and Leisure, Southwark Council.

Southwark Community Safety Partnership Commitment

This Community Safety Partnership Strategy has been formally agreed and signed by all responsible authorities within the Southwark Community Safety Partnership. By signing, each partner reaffirms their collective support of the priorities and commitments set out in this strategy, and their dedication to working together to build a safer Southwark.



Emma Bond
Borough Commander for Central South Borough Command Unit, Lambeth and Southwark



Aled Richards
Strategic Director for Environment, Sustainability and Leisure, Southwark Council



Daniel Capon
Borough Commander for Southwark, London Fire Brigade



Darren Summers
Strategic Director for Integrated Health and Care/Southwark Place Executive Lead



Emma Connor
Head of Southwark Probation Delivery Unit

Southwark borough profile

Southwark is a busy, diverse, and fast-growing borough with over **307,000 residents** living in a small area. More than **80 languages, 40+ religions**, and a mix of communities make it one of London's most vibrant places.

Southwark is young (average age 32), creative, and home to thousands of small businesses. But like many parts of London, it faces challenges around inequality, housing pressures, health, and community safety.

Data sources: Joint Strategic Needs Assessment Annual Report 2025, Southwark 2030 Strategy

Southwark at a glance

Population:
307,600

Area:
28.9km²

Average age:
32.4
(younger than London + UK)

Diversity:
51%
White

25%
Black / Black British / Caribbean / African

ONE
of the largest Latin American communities in the UK

80+
languages

40+
religions

4TH
largest LGBTQI+ population nationally

Our challenges

17,000+
people are on the council housing waiting list

3,142
residents live in overcrowded or unfit housing

1 in 10
households earn under **£15,000 a year**

27%
of inactive residents are long-term sick

22%
increase in newly identified **rough sleepers**

4.4%
increase in crime rate **in 2024/25, higher than the London average**

Southwark in numbers

307,600
residents

7 Years
younger than the UK average

18,000+
businesses, mostly micro-enterprises

1 in 5
adults estimated to have a common mental health condition

£43,769
median income

21%
of residents live in the most deprived areas nationally

Life
expectancy: 78.4 (men) 83.2 (women)

Our strengths

1,571
new council homes under construction (May 2024)

7%
increase in GCSE results since 2019

99.5%
of 16–17s have an education or training offer

62%
of pupils on free school meals get a Grade 4+ in English/ Maths (vs **80%** for others)

75%
of working residents are in employment

World-leading
hospitals and specialist services locally

100+
green spaces and **100,000+ trees**

1.47
jobs per resident

3.5%
Decrease in Council-reported ASB

Southwark Community Safety Partnership – What we do

1. Our purpose

The Southwark Community Safety Partnership (CSP) brings local partners together to formulate and implement strategies to tackle crime, disorder and antisocial behaviour (ASB). The Crime and Disorder Act 1998 requires every local authority to have a CSP to ensure partners work in a coordinated way to address community safety issues.

The responsible authorities are:

- Southwark Council
- Metropolitan Police Service
- London Fire Brigade
- South-East London NHS Integrated Care System
- Probation Service

The Southwark CSP also works with a range of organisations including schools, community groups, businesses and commissioned services.



2. How the partnership is run

The **Southwark CSP Executive** is co-chaired by:

- The Borough Commander for Central South Borough Command Unit, Lambeth and Southwark
- The Strategic Director for Environment, Sustainability and Leisure, Southwark Council

The Executive sets the overall strategy, and monitors progress quarterly.

Four multi-agency strategic boards and one public-facing meeting, within the Southwark CSP governance structure, lead on delivering the partnership's long-term priorities:

- **Violence Against Women and Girls (VAWG) Strategic Board:** Tackling VAWG and promoting women's safety
- **Violence and Vulnerability Board:** Reducing and preventing violence and vulnerability
- **Combatting Drugs Partnership:** Reducing drug-related harm
- **ASB Strategic Board:** Creating safe and sociable estates and neighbourhoods
- **Southwark Policing Oversight Board:** Increasing trust and confidence

For a visual overview of the Southwark CSP governance structure, see page 9.

Each priority has an annual delivery plan and uses performance dashboards to monitor progress. Operational sub-groups and smaller working groups sit underneath these boards to deliver specific programmes and projects.

3. Our approach

The Southwark CSP uses local data and intelligence to determine priorities and decide where to focus resources.

Each year, the partnership is required to complete a **Strategic Assessment** (Crime and Disorder Act 1998), which:

- Reviews crime and ASB trends
- Identifies new or emerging issues
- Assesses the impact on communities, especially those most affected
- Helps set priorities for the year ahead

The Strategic Assessment forms the evidence base for the Southwark CSP Strategy. Its findings ensure that decisions, resources, and partnership activity are targeted where they will make the biggest difference.

Residents' experiences are also an important part of this work and guide the Partnership's priorities.

4. Our shared vision

All partners share the same vision: **To work together to build a safer Southwark.**

Each organisation still has its own role – for example:

- Police deal with crime
- NHS focuses on health impacts
- The council supports residents and delivers local services

But by working together with shared goals, the Southwark CSP delivers stronger, more coordinated results for the community.



5. How we work in a coordinated way

Here are some examples – though not all – of how we work in a coordinated way to address certain community safety issues.

Preventing radicalisation (Prevent Duty)

- Southwark CSP oversees local multiagency work to identify, manage and reduce the risk of radicalisation, violent extremism and terrorism.
- The **Channel Panel** develops tailored support for individuals referred as at risk.

Serious Violence Duty

- A legal duty (from 2023) to reduce serious violence affecting under-25s, including domestic abuse and sexual violence.
- Southwark CSP delivers this through the **Violence and Vulnerability Board**, responsible for the Violence Reduction Action Plan.

Local initiatives include:

- **Our Routes:** high-visibility, anti-theft patrols along school routes
- **Personal development plans** for 15 high-harm young people

Combatting Drugs Partnership

- Local governance arrangement overseeing the National Drug Strategy and leads the Southwark CSP priority to reduce drug-related harm.
- Responsibilities include analysing local patterns of drug-related harm at least every 3 years, writing and updating local plans, and reviewing progress.

Domestic Abuse Related Death Reviews

- Southwark CSP manages reviews of deaths linked to domestic abuse (formerly Domestic Homicide Reviews), including suicides.
- Findings are submitted to the Home Office, with the aim to strengthen safeguarding practices to prevent future deaths.

Information sharing

- A legal duty under the Crime and Disorder Act.
- Police, council, fire, health, and probation must share relevant data to prevent crime, reduce reoffending, and protect vulnerable residents.



6. Strategic alignment ('golden thread')

Southwark CSP priorities directly align with:

Local strategies

- **Borough Action Plan** – especially the goal of "A Safer Southwark."
- **Good Landlord Plan** – improving estates and tackling ASB.
- **Fire Borough Risk Management Plan** – joint work on preventing fires and responding to emergencies.
- **Health & Care Plan 2023–28** – reducing inequalities and supporting prevention.

Regional strategies

- **Mayor's Police and Crime Plan 2025–29** – Mayor's objectives for community safety across London
- **London Crime Prevention Fund** – grant programme linked to the Mayor's Police and Crime Plan
- **A New Met for London 2025–28** – rebuilding public trust, reduce crime, and improve organisational standards

National strategies

- VAWG Strategy 2025-2030
- National Drug Strategy 2021-2031 – From Harm to Hope
- Serious Violence Duty 2022
- Serious & Organised Crime Strategy 2023-2028
- Modern Slavery Strategy 2014
- Counter-terrorism (CONTEST) Strategy 2023
- National Retail Crime Strategy 2025

7. Working across partnerships

The Southwark CSP works closely with other partnership boards including:

- Southwark Safeguarding Adults Board
- Southwark Safeguarding Children Partnership
- Youth Justice Partnership
- Health & Wellbeing Board
- Combatting Drugs Partnership

Joint issues include safeguarding, exploitation, counter-terrorism, ASB, and reoffending.



Southwark Community Safety Partnership – How We Work in a Coordinated Way



Independent Review of Community Safety

An independent review was undertaken in 2025 to assess how effectively the Council, and its partners are delivering on their shared responsibility to keep Southwark's communities safe.

Key findings

- Strong commitment to delivery but can be fragmented.
- Extensive knowledge and understanding of community safety issues improved intelligence sharing required.
- Findings reflect feedback shared by residents.

Based on the review's findings, a new integrated enforcement approach to community safety will be implemented.

Integrated enforcement approach

Four core principles

1. Neighbourhoods first – everyday delivery everywhere
2. Hotspot interventions – targeted action in 4–5 priority areas at a time
3. Integrated enforcement & prevention – agencies working together as one
4. Better data & resident engagement – targeted, transparent and accountable.

Three lenses for planning

- **Theme** (e.g., youth violence, VAWG, ASB)
- **Place** (estates, parks, town centres)
- **Timing** (seasonal / peak periods).



New governance

- **Gold** (Strategic) – Southwark CSP Executive
- **Silver** (Tactical) – monthly multi-agency tasking
- **Bronze** (Operational) – weekly coordination.

Hotspot areas

Determined by reported crime and ASB data, as well as insights from our residents.

Seasonal initiatives

Examples include Summertime music events, Autumn Nights (Halloween and Firework related ASB initiatives), 16 Days of Action against VAWG.

Implementation already underway

- Aylesbury Estate enforcement operation (May 2025)
- Expanded community warden enforcement powers
- 28 police officers across new Peckham and Walworth town centre teams
- Night-Time Uniform Patrol Service pilot.

Overview of the 2024/25 Strategic Assessment

The 2024/25 Strategic Assessment brings together two years of data (April 2023 – March 2025) and provides a detailed picture of crime, safety, and vulnerability across Southwark. It highlights long-standing challenges, such as VAWG and violent crime, as well as emerging concerns including rising theft, robbery, and mobile phone–related offences.



A summary of the assessment's findings

CRIME & DISORDER

Overall crime in Southwark increased by **4.4%** in 2024/25, compared with a 1.4% increase across London. This means there were

39,136

recorded offences in the borough, making Southwark the 5th highest in London for crime rates per 1,000 population

EMERGING AREA – THEFT AND ROBBERY

Theft in Southwark increased by **15.4%** in 2024/25, with 16,837 offences recorded, placing the borough 5th highest in London.

Mobile phone-related offences (including theft from the person and personal robbery) accounted for

14.8%

of all reported crime, with 5,796 incidents in 2024/25. This is an increase from 13.5% (5,075) in 2023/24.

CRIME AND DISORDER – LOCATION

In 2024/25, the top three wards accounted for **28.5%** of all recorded offences in Southwark:

Borough and Bankside	10%	of offences (3,931)
London Bridge and West Bermondsey	9.5%	of offences (3,730)
North Walworth	9%	of offences (3,530)

ANTISOCIAL BEHAVIOUR

Police-reported ASB fell slightly by **1.8%** in 2024/25, with 9,407 incidents

Council-reported ASB also decreased by **3.5%** with 2,697 incidents in 2024/25.

DRUG RELATED HARM

Overall drug offences rose by **34.9%** in 2024/25, with 1,771 recorded. More people are accessing substance misuse treatment, reflecting both improved service engagement and wider awareness.

VAWG & DOMESTIC ABUSE

Overall VAWG offences decreased by **15.9%** with 4,266 incidents recorded in 2024/25.

SERIOUS VIOLENCE

Violence against the person decreased by **7.2%** in 2024/25, with 8,106 incidents recorded

Serious violence involving under 25s decreased by **30.1%** with 576 offences reported.

Community Voices Shaping a Safer Southwark

The Southwark CSP places residents at the centre of its work, using community conversations, surveys, digital engagement, youth input, and specialist panels to understand local experiences and improve safety. Feedback from women, young people, neighbourhood forums, Ward Panels, and borough-wide surveys directly informs policing, service design, and local priorities. This approach strengthens trust, ensures seldom-heard voices are included, and helps partners target action on issues like ASB, public space safety, VAWG, and confidence in policing. The Southwark CSP will continue expanding this engagement, ensuring residents shape decisions and drive improvements across every part of Southwark.



Cross-Cutting Commitments

Underpinning all five strategic priorities are four cross-cutting commitments:

- **Building meaningful community engagement**
- **Addressing disproportionality**
- **Embedding a preventative, public health approach**
- **Delivering through hyperlocal, area-based working**

These commitments cut across and inform each priority, ensuring a consistent approach guided by the principles of equity, prevention, and inclusion. They are not standalone areas of work but integrated lenses through which all community safety activity is planned, delivered, and evaluated.

Dedicated boards lead on their respective priorities, while the Southwark CSP Executive provides overall oversight, ensuring these principles are embedded in all decision-making, actions, and interventions.

By keeping these cross-cutting commitments at the forefront, the Executive ensures partnership activity reflects shared values, strengthens decisions, and drives continuous improvement across the borough.

Building Meaningful Community Engagement

We will ensure residents are active partners in shaping interventions and informing decisions. Our aim is to strengthen trust, tailor engagement tools to the diverse needs of our communities, and ensure every voice is heard.

Addressing Disproportionality

We will understand and challenge the structural and systemic factors — including socioeconomic inequalities — that contribute to disproportionality in safety outcomes. This includes examining how our own organisations influence these patterns and using that understanding to inform and improve decision-making.

Embedding a Preventative, Public Health Approach

We will focus on prevention — tackling the root causes of harm, vulnerability, and violence through early intervention and multi-agency collaboration. This means addressing underlying issues such as deprivation, health, education, and wellbeing.

Delivering Through Hyperlocal, Area-Based Working

We will strengthen neighbourhood-level responses through targeted, place-based approaches that respond to the specific needs, strengths, and characteristics of local communities. This approach reflects recommendations from the independent review of community safety.

The 2025-2030 Strategic Priorities

Strategic Priority:
Tackling VAWG and Promoting Women's Safety

Responsible Board:
VAWG Strategic Board

Purpose

- Aims to tackle the crimes and abuse that disproportionately affect women and girls, including domestic abuse, sexual violence, harassment, harmful practices, and coercive control.
- Promoting women's safety by creating safe homes, schools, streets, public spaces, and wider communities where women and girls are free from gender-based crime, misogyny, and fear.
- Going beyond responding to individual incidents and delivering coordinated action to raise awareness, provide support to those who need it, hold perpetrators to account, and challenge the cultural norms and inequalities that enable abuse.



Rationale:

- **Evidence and Data** – Identified as a key priority through local data and stakeholder feedback.
- **Strategic Alignment** – Recognised across local, regional and national strategies (Borough Action Plan, Mayor's Police and Crime Plan 2025-29, London Crime Prevention Fund, Tackling VAWG Strategy 2021-24).
- **Statutory Duty** – Fulfils a statutory duty to coordinate a multi-agency response in line with the Serious Violence Duty, and to provide safe accommodation and support for domestic abuse victims, as required by the Domestic Abuse Act 2021.

• Delivery to Date:

- Of the 1,150 referrals to the Southwark Domestic Abuse Service in 2024/25, 63% reported a reduced risk of harm.
- In 2024/25, Sanctuary interventions enabled 116 households to remain safely in their homes.
- Responses to perpetrators strengthened through targeted programmes, including the pan-London Drive initiative for high-risk domestic abuse offenders and Yuva for child-to-parent abuse.
- Prevention and awareness campaign 'Through Her Eyes' has achieved an online reach of 1.7 million views.
- Healthy Relationships education delivered to 344 students across four schools in 2024/25.
- 29 Safe Havens and 71 Safe Spaces established across the borough, providing discreet and confidential support.
- Night-time safety initiatives supported by 50 local businesses, alongside eight VAWG awareness sessions delivered to businesses.
- Public space safety improvements implemented through five Environmental Visual Audits, supported by £250,000 funding, to enhance lighting, CCTV, and street infrastructure.

Forward Delivery

- Improve the quality, consistency, and accessibility of VAWG data across the partnership to support more effective planning, delivery, and monitoring of services.
- Partners to produce delivery plans including outcome measures against the Freedom From Violence and Abuse VAWG Action Plan.
- Strengthen prevention and early intervention by expanding services, advice and training.
- Strengthen local multi-agency safeguarding, risk management, and enforcement arrangements to hold perpetrators accountable and ensure clear, consistent pathways for victims.
- Engage local communities and businesses to ensure everyone has the knowledge, confidence, and resources to challenge and prevent VAWG.



The 2025-2030 Strategic Priorities

Strategic Priority:
Reducing and Preventing Violence and Vulnerability

Responsible Board:
Violence and Vulnerability Board

Purpose

- Aims to tackle serious violence and support those vulnerable to exploitation or criminal involvement, while also addressing the wider impact of these crimes on our communities.
- Includes gang-related activity, youth violence, knife crime, theft, robbery, shoplifting and modern slavery, including county lines.
- A public health approach combines early intervention, targeted support, and proportionate enforcement.



Rationale:

- **Evidence and Data** – Identified as a key priority through local data and stakeholder feedback.
- **Strategic Alignment** – Recognised across local, regional and national strategies (Borough Action Plan, Mayor's Police and Crime Plan 2025-29, London Crime Prevention Fund, Serious and Organised Crime Strategy 2023-28, Modern Slavery
Strategy 2014).
- **Statutory Duty** – Fulfils a statutory duty to coordinate a multi-agency response under the Serious Violence Duty.

Delivery to Date:

- 200+ young people supported through the Community Harm and Exploitation – Operational Group in 2024/25, with 100% conviction-free at six months and 80% entering work, training, or education within three months.
- The Community Harm and Exploitation – Operational Group programme expanded to support custody leavers and young women affected by violence.
- Targeted interventions in knife crime hotspots, including three new Ninja knife bins and diversionary activities for young people
- 'Look Up Look Out' phone-snatching awareness campaign and signage implemented in theft and robbery hotspots.
- High-visibility patrols and engagement through the Our Routes programme, along school routes to reduce robbery and theft.
- Personal Development Plans developed for 15 high-harm young people, providing diversion from criminal activity.
- Strengthened response to modern slavery and human trafficking, with 65 National Referral Mechanisms completed in the first six months of 2025 (up from 42 in 2024/25) and participation in the Home Office Devolved Decision-Making Pilot.
- Over 120 professionals, including young people, trained in Offensive Weapon Homicide Reviews to embed learning from serious incidents.

Forward Delivery

- Review and deliver a refreshed Violence Reduction Action Plan (VRAP) to prevent serious violence and coordinate a multi-agency response to priority crime types: serious violence, knife crime, robbery, theft, phone snatching and shoplifting.
- Embed preventative and early intervention approaches to tackle the underlying drivers of violence and associated crimes.
- Empower young people and communities to co-design and influence violence reduction work, ensuring their voice is central.
- Strengthen multi-agency response and recovery following critical incidents to ensure coordinated management and community reassurance.

The 2025-2030 Strategic Priorities

Strategic Priority:
Reducing Drug-Related Harm

Responsible Board:
Combatting Drugs Partnership Board

Purpose:

- Aims to address the harm caused by drug use and supply, which impacts individuals, families, and communities and contributes to health problems, crime, and exploitation.
- Focuses on reducing drug use, minimising harm, supporting recovery, and tackling the social factors that drive dependency and exploitation.
- In line with the National Drug Strategy, the approach combines prevention and enforcement, ensuring services are accessible while disrupting the criminal networks that profit from supply and harm.



Rationale:

- **Evidence and Data** – Identified as a key priority through local data and stakeholder feedback.
- **Strategic Alignment** – Recognised across local, regional and national strategies (Borough Action Plan, Mayor's Police and Crime Plan 2025-29).
- **Statutory Duty** – Fulfils a statutory duty to deliver the outcomes of the National Drug Strategy in Southwark.

Delivery to Date:

- Record treatment access with more adults and young people in treatment than before the COVID-19 pandemic.
- Borough drugs profile produced to guide targeted interventions.
- New community drug and alcohol services procurement anticipated to start in 2026 (subject to Cabinet approval).
- Project ADDER & Operation Yamata disrupting drug supply and reducing demand.
- Drug and Alcohol Death Panel established in 2024/25.
- Borough-wide harm reduction programme rolled out to prevent overdose.
- Preparedness plan for synthetic opioids developed in line with 2025 national guidance.
- 1,200+ young people reached through school-based prevention programmes in 2024/25.
- Cannabis awareness campaign and refreshed school resources in development.
- Anti-spiking initiatives delivered with nightlife partners including Ministry of Sound.
- Recovery Month celebrated, amplifying lived experience and community recovery.

Forward Delivery

- Breaking drug supply chains – Continuous disruption of drug supply markets and tackling the harm they cause to Southwark's communities.
- Delivering a world class treatment and recovery system – Delivering evidence-based, high-quality interventions to people with drug and / or alcohol support needs to help to reduce harm and live a life free from drugs / alcohol.
- Achieving a generational shift in the demand for drugs(prevention) - Reducing the negative impact of drugs and alcohol for individuals and communities in Southwark through cohesive partnership action to prevent and reduce drug and alcohol related harm.
- Preventing and reducing drug-related deaths - Preventing and reducing the number of people dying from drug related deaths in Southwark.

The 2025-2030 Strategic Priorities

Strategic Priority:
Creating Safe and Sociable Estates and Neighbourhoods

Responsible Board:
ASB Strategic Board

Purpose:

- Aims to tackle the behaviours and conditions that affect residents' quality of life and their ability to live in safe, clean environments.
- Issues such as ASB fly-tipping, and the misuse of public spaces can all undermine safety, confidence, and a sense of belonging.
- Priority combines visible measures, such as community warden patrols, with strong resident engagement and, where proportionate, the use of enforcement powers, including legal remedies and fines, to prevent or stop unlawful or ASB.

Rationale:

- **Evidence and Data** – Identified as a key priority through local crime data and stakeholder feedback.
- **Strategic Alignment** – Recognised across local, regional and national strategies (Borough Action Plan, The Good Landlord Plan, Mayor's Police and Crime Plan 2025-29).



Delivery to Date:

- £3 million invested to upgrade and enhance CCTV camera capacities, supported by a 20% increase in operators to improve real-time response.
- An additional £2 million invested over four years to enhance the Community Warden service by creating a specific town centre team.
- Community Warden enforcement powers expanded.
- Night-Time Uniformed Patrol Service piloted since August 2025.
- New Town Centre police teams in Peckham and North Walworth deployed to tackle local crime and ASB.
- Resident survey on Public Space Protection Orders to identify priority issues.
- Integrated Aylesbury Estate Pilot: eight high-visibility days with 25+ partners, clearing 400+ flats, closing 11 illegal squats, and applying legal remedies.
- Hotspot action plans implemented in Aylesbury Estate, North Walworth, Peckham, and Burgess Park, tailored to local needs.
- ASB management strengthened across council housing through a full procedure review, the Good Landlord Plan, and a new Complex Case Review Panel.

Forward Delivery

- Take a preventative and early intervention approach to address the drivers of ASB.
- Ensure an integrated and visible partnership approach to tackle and manage ASB in public spaces.
- Take active and proportionate enforcement action to address ASB and enviro-crime across the borough.
- Strengthen our application of data to deploy resources to tackle ASB across the borough.
- Strengthen Southwark Council's landlord responsibility and accountability through commitments and good practice standards, while working towards engaging private and housing association landlords to collaboratively improve standards across all tenure types, borough wide.

The 2025-2030 Strategic Priorities

Strategic Priority:
Increasing Trust and Confidence

Responsible Board:
Southwark Policing Oversight Board

Purpose

- High-profile misconduct cases and the Baroness Casey Review have highlighted concerns about culture, accountability, and fair treatment in policing.
- This priority takes a partnership-led approach to rebuilding trust and confidence, recognising this as a shared responsibility across all CSP members, not policing alone.
- It reflects broader trust and confidence challenges across public services. The CSP provides a forum for collective reflection, constructive challenge and mutual accountability between partners.
- Southwark Policing Oversight Board supports this approach. As a public-facing meeting, board members support the police and partners by providing independent oversight of trust and confidence matters.
- By supporting cultural change and amplifying the voices of affected communities, this priority aims to ensure public services in Southwark, including the police, are trusted, responsive and fair for all.

Rationale:

- **Evidence and Data** – Identified as a key priority through local data and stakeholder feedback.
- **Strategic Alignment** – Recognised across local, regional and national strategies (Borough Action Plan, Mayor's Police and Crime Plan 2025-29, New Met for London, Met's Race Action Plan).



Delivery to Date

- Following the Baroness Casey Review, three Community Conversations were held across Bermondsey, Walworth, and Dulwich to gather residents' views, which directly shaped local policing priorities.
- Police-led Trust and Confidence Plan developed, aligned with A New Met for London, to deliver outcomes locally.
- We piloted the Southwark Policing Oversight Board, bringing together eight independent and diverse board members, including community representatives, to trial a new initiative that supports transparency and accountability in local policing.
- Public launch event of the Southwark Policing Oversight Board, attended by a wide range of community members.
- Residents voted on the priority themes that will guide the Southwark Policing Oversight Board's discussions over its first two years.
- Four formal meetings held annually.
- Initiatives to embed community voices, including the launch of a public inbox for residents to submit questions for discussion.
- Annual Southwark Policing Oversight Board report published to ensure transparency and accountability to residents.

Forward Delivery

- Local interpretation and implementation of national and regional recommendations linked to trust and confidence.
- Strengthen meaningful engagement between statutory partnership agencies and local communities.
- Ensure timely and transparent responses to serious incidents or high-profile issues to maintain public trust and confidence.
- Enhance the partnership's response to low harm, high volume community safety matters.
- Integrate Hate Crime initiatives to safeguard vulnerable individuals within the borough.

Looking Ahead

This strategy sets the Southwark CSP's long-term priorities for 2025–2030, which is supported by annual action plans that will be reviewed and refreshed to align with the findings of the annual Strategic Assessment. This ensures the partnership remains responsive to emerging risks and local need.

The partnership will continue to operate within a culture of continuous improvement, adapting practice in line with new legislation, statutory guidance and best practice. This includes reviewing the Southwark CSP governance structure to ensure it remains fit for purpose, including alignment with forthcoming MOPAC plans relating to police accountability arrangements.

As new legislation and guidance are introduced, such as the Crime and Policing Act 2026, the partnership will assess implications and embed any required changes into delivery, ensuring a coordinated and compliant approach across agencies. This strategy is therefore not static but designed to evolve over its lifetime.

Residents affected by crime or ASB are encouraged to report incidents through the appropriate channels (see page 29). Reporting helps the partnership deliver the right response, while also enabling agencies to build an accurate picture of local issues and target resources effectively.

Residents are also encouraged to sign up to Met Engage to receive updates, improve access to local policing information, and support greater involvement in community safety activity.

We look forward to working in partnership to deliver this strategy and achieve meaningful improvements to safety and wellbeing across Southwark.



SAFER SOUTHWARK

Report crime and antisocial behaviour (ASB)

Report crime

To the police

If someone is in immediate danger, **CALL 999**

If it's not an emergency, **CALL 101** or report online at

www.met.police.uk/report/anti-social-behaviour

Anonymously to Crimestoppers

Report crime without having to give your name at

crimestoppers-uk.org or call **0800 555 111**

Report ASB

Report ASB and noise nuisance

You can also report noise nuisance, ASB and threatening behaviour to Southwark Council

Call us on **020 7525 5777**

SCAN ME

Sign up to our community safety newsletter!

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Equality Impact and Needs Analysis

August 2026

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Section 1: Equality impact and needs analysis detail

Proposed policy/decision/business plan to which this equality analysis relates	-

Equality analysis author		Abbie Box, Martin Wells and Paula Wilkinson			
Strategic Director:					
Department		Community Safety	Division		
Period analysis undertaken		March 2025-April 2026			
Date of review (if applicable)					
Sign-off		**Position**		**Date**	

Section 2: Brief description of policy/decision/business plan

Brief description of policy/decision/business plan
The Southwark Community Safety Partnership Board - SCP Strategy 2025-2030 sets out the strategic framework for how Southwark's statutory Community Safety Partnership will work together to tackle community safety issues over the five-year period. The SCP Strategy has been developed by the Partnership, which brings together Southwark Council, the Metropolitan Police Service, London Fire Brigade, the Southeast London Integrated Care System and the Probation Service to fulfil their shared responsibilities for community safety. The Strategy fulfils the statutory requirement placed upon Community Safety Partnerships under the Crime and Disorder Act 1998, which requires responsible authorities to work together to prepare and implement a strategy for reducing crime, disorder, antisocial behaviour, substance misuse and reoffending. The Strategy is informed by the findings of the most recent SCP Strategic Assessment, focused on data between April 2023 - March 2025 to provide detailed picture of crimes, antisocial behaviour and substance misuse across the borough. The Strategic Assessment highlights longstanding societal challenges such as Violence Against Women and Girls crimes, violent crimes, and emerging concerns relating to rising levels of theft, robbery and mobile phone-related offences. The Strategy establishes five priorities that define Southwark Community Safety Partnership's strategic vision: • Tackling Violence Against Women and Girls and promoting women's safety • Reducing and preventing violence and vulnerability • Reducing drug-related harm • Creating safe and sociable estates and neighbourhoods • Increasing trust and confidence Underpinning all five strategic priorities are four cross-cutting commitments. These commitments cut across and inform each priority as integrated lenses through which all community safety activity is planned, delivered and evaluated:

- Building meaningful community engagement
- Addressing disproportionality
- Embedding a preventative, public health approach
- Delivering through hyperlocal, area-based working

The Strategy will be supported by annual delivery plans to ensure flexibility in responding to emerging community safety issues monitored through quarterly reporting to the Community Safety Partnership Executive. The Strategy is supported by a refreshed Community Safety Partnership governance structure, providing oversight and accountability arrangements across the partnership.

Strategic priorities align with local, regional and national policy objectives. This includes Southwark Council's commitment to delivering A Safer Southwark, the Mayor's Police and Crime Plan 2025-2029, relevant national legislation and strategies including the Serious Violence Duty, which places a duty on specified authorities to work together to prevent and reduce serious violence through a collaborative and evidence-based approach.

The Strategy has been developed with due regard to the Council's responsibilities under the Equality Act 2010, including the Public Sector Equality Duty under Section 149, which requires public bodies to have due regard to the need to eliminate unlawful discrimination, advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not.

The SCP recognise crime and safety issues do not affect all people equally, closely linked with disproportionality is intersectionality, and how multiple factors can overlap and compound vulnerability. For example, a young woman from a minority ethnic background in an area of high deprivation may face different risks than someone affected by only one of those factors.

The Southwark Community Safety Partnership recognises that community safety outcomes are not experienced equally in society. Age, socio-economic disadvantage, discrimination, exclusion and inequality can increase vulnerability to crime, victimisation, exploitation and harm. These factors can also affect access to support, confidence in public services and overall wellbeing.

As statutory authorities, the Southwark CSP must reflect on how respective organisational structures and practices impact communities, how people engage with services, and how decision-making processes affect different groups.

Understanding these dynamics allows the Southwark CSP to:

- Allocate resources effectively
- Develop targeted interventions
- Ensure support reaches those most affected
- Address systemic and structural drivers of risk

The below table is a summary of how disproportionality can be considered across the Southwark CSP's strategic priorities, though it is routed in regional and national trends and is not limited to the examples provided.

Southwark CSP Strategic Priority	**Disproportionality / Intersectional Factors Considered**	**Example Application – Regional / National Trend**
Tackling VAWG and promoting women's safety	Gender, age, ethnicity, sexuality, disability	• Women and girls are disproportionately affected by VAWG crime, whereas men are disproportionately represented as perpetrators. • Younger women, women from Black, Asian, and minority ethnic communities, and women

		with disabilities may face higher risk. • Black, Asian, and minority ethnic women's experiences can be compounded by systemic inequalities, including economic dependence, social isolation, and cultural norms. • LGBTQ+ individuals experience relationship-specific vulnerabilities
Reducing and preventing violence and vulnerability	Age, gender, ethnicity, socio-economic status	• Young men, particularly from Black, Asian, and minority ethnic communities, are disproportionately represented as being exposed to serious violence both victims and as perpetrators of violence. • Disproportionality is often concentrated in specific neighbourhoods where social exclusion, gang activity, and exposure to violence intersect.
Reducing drug-related harm	Age, socio-economic status, mental health, housing instability	• Drug-related harm disproportionately affects young people, communities experiencing socio-economic disadvantage, and individuals with intersecting vulnerabilities such as mental health issues or unstable housing. • Street-level drug activity impacts both commercial hubs and residential areas.
Creating safe and sociable estates and neighbourhoods	Age, ethnicity, disability, socio-economic status	• Young people from ethnic minority backgrounds may be disproportionately perceived as ASB perpetrators. • Vulnerable residents may be affected by complex ASB, including cuckooing, substance misuse, or mental health issues. • High-density estates and mixed-use areas often experience concentrated ASB requiring tailored interventions.

Increasing trust and confidence	Ethnicity, age, prior police contact, gender	• Black communities may experience disproportionate policing, particularly young Black boys and men (i.e., stop and search practices), affecting engagement and perceptions of legitimacy. • Intersectional factors, such as age and gender, influence interactions with law enforcement. • High-profile police cases can reduce trust and confidence, particularly among women.

Tthe Southwark Community Safety Partnership's commitment to addressing disproportionality, reducing discrimination and increasing trust and confidence across all communities, aligns with Southwark Stands Together and recognises racism, discrimination, prejudice, and unequal treatment affect community safety outcomes for a wide range of people and communities. Particular attention should be given to engaging people and communities whose voices are less frequently heard, people who are underrepresented in decision-making, or who may experience barriers to accessing services, reporting concerns, or influencing change and improving safety.

The SCPB recognise health and wellbeing can be dramatically affected by crimes, abuse, continually experiencing toxic behaviours, traumatic violence, and abuse. Experiencing crimes, violence, abuse, and other harmful behaviours can significantly affect a person's health, wellbeing, and recovery.

All partners share the same vision, working together to build a safer Southwark. By working together with shared goals, the Southwark CSP delivers stronger, coordinated results for the local people, future actions include:

- Utilising data, community insight and resident engagement to identify, understand and address disproportionality in community safety outcomes.
- Target prevention and early intervention activity towards people and communities at increased risk of harm.
- Work together to address the underlying drivers of vulnerability, including deprivation, discrimination, poor health, housing insecurity and social exclusion and criminality.
- Ensure services are accessible, equitable, inclusive and responsive to people of all ages and circumstances and all communities. Including sex workers, people leaving prison, care leavers, digitally excluded residents, people with multiple and complex needs, and people who may not always be visible in universal / generic consultation processes and engagement activities.
- Challenge discrimination, racism, bias and unequal treatment across policies, services and partnership activity.
- Engage proactively with communities who are underrepresented, less heard or face barriers to participation, ensuring their experiences help shape community safety priorities and responses.
- Strengthen trust and confidence through transparency, accountability and meaningful community engagement.
- Work collaboratively with people and communities to improve safety outcomes and reduce inequalities across the borough.

By working together, Southwark Community Safety Partnership partners can better identify and manage risks, safeguard people, address inequalities, reduce discrimination and improve access to relevant needs led support. This collaborative approach strengthens trust and confidence, ensures community voices inform decision-making, and contributes to safer, fairer and more inclusive outcomes for all communities across Southwark.

The Crime and Disorder Act 1998 remains the foundation of community safety partnership working. Current legislation increasingly reinforces the same core principles: prevention, partnership, intelligence-led decision making and proportionate enforcement. The continued use of the SARA problem-solving model and the National Intelligence Model enables partners to understand and address the root causes of harm, target resources effectively, safeguard people, vulnerable residents, target perpetrators and crime drivers and deliver a whole-systems, people-focused approach that improves safety, trust, confidence and wellbeing across Southwark.

The Serious Violence Duty requires councils, and local services work together to share information and target interventions to reduce and prevent serious violence.

The community safety partnership board understand that joint communication campaigns are a key prevention tool. As online information can be rapidly shared and amplified through social media, online platforms and traditional media, residents may be exposed to misinformation, disinformation, extremist narratives, harmful stereotypes and inaccurate reporting. These can contribute to fear, mistrust, community tensions and hostility towards individuals or groups.

The Southwark Community Safety Partnership will work together to promote evidence-based communications relevant to local people, that support informed decision-making, critical thinking and public understanding of community safety issues. By providing accurate information, challenging harmful narratives and increasing awareness of support and safeguarding pathways, partners can help build trust and confidence, reduce fear of crime, strengthen community resilience and support safer, more informed communities.

- Deliver clear, timely and needs led, factual community safety information to properly inform, educate and empower residents of all ages and local businesses.
- Promote clear, accurate information and challenge misinformation, disinformation, rumours, harmful narratives and extremist rhetoric used to groom and recruit vulnerable people, narratives that increase fear, incite racial hatred and increase societal tensions and division within communities.
- Partners will support local people of all ages and local businesses to develop critical thinking, digital literacy and awareness of online harms, enabling people to make informed decisions and recognise online manipulation, exploitation, extremism and misinformation.
- Provide factual and balanced information following significant incidents to reduce speculation, minimise harm and maintain public confidence.
- Raise awareness of crime prevention initiatives, access to appropriate support services, share preventative information about exploitation, violence, abuse, fraud, and online harms and promote safety.
- Use communications to amplify community resilience, positive local action and examples of effective partnership working.
- Ensure communications are accessible, inclusive and reflective of Southwark's diverse communities, using a range of accessible formats such as Easy Read, BSL, digital and non-digital approaches, languages and channels. Including translation and facilitation by interpretation services and targeted engagement with underrepresented communities' people often less heard.
- Work with local people, local communities, schools, colleges, businesses, faith groups, voluntary organisations and local media to promote safety messages and strengthen community resilience.

Section 3: Overview of service users and key stakeholders consulted

Service users and stakeholders	
Key users of the department or service	Members of the general public, including, local residents, visitors, tourists and students, community and voluntary sector, businesses, and statutory partners. Southwark is a highly diverse borough with a population of approximately 315,000 residents. The borough has a young age profile, with nearly half of residents aged 25 to 49 years, while its older population continues to grow. Southwark is ethnically diverse, with 49% of residents identifying as Black, Asian, Mixed or Other ethnic groups and 25% identifying as Black African, Caribbean or Black British. Approximately 16% of residents are disabled, 40% identify as Christian, 10% as Muslim, and 33% report no religion. Around 8.4% of residents identify as LGBT+, while 1.2% report a gender identity different from their sex registered at birth. Southwark's JSNA identifies disabled residents, LGBTQIA+ communities, Black and minority ethnic communities, refugees and asylum seekers, carers and other vulnerable groups as key populations who may experience health and social inequalities Southwark continues to experience relatively high levels of crime compared with other London boroughs. During 2025/26, 38,514 offences were recorded, representing a 1.6% reduction compared with 2024/25, although this decrease was smaller than that seen across London as a whole (-2.9%). Despite the overall reduction in recorded crime, Southwark remained the 5th highest-ranking borough in London for total crime rate per 1,000 population, unchanged from the previous year. Particular crime types remain disproportionately high, with Southwark ranking 3rd for robbery, 4th for burglary and possession of weapons, and 5th for both theft and knife crime. While overall crime volumes have fallen, the impact of serious violence has increased significantly. The estimated economic and social cost of crime rose by 8% to £216.6 million, equivalent to approximately £704 per resident, largely driven by a rise in the most serious offences, including a threefold increase in homicides from 3 offences in 2024/25 to 9 offences in 2025/26. Similarly, the Cambridge Crime Harm Index score increased by 5.4%, reflecting the growing severity of offences recorded, particularly increases in homicide and rape. These findings highlight that, although overall crime levels have reduced slightly, Southwark continues to face significant challenges relating to serious violence and high-harm offending, which have a disproportionate impact on communities, perceptions of safety and demand on local services.

Key stakeholders were/are involved in this policy/decision/business plan	Key stakeholders were invited to attend one of 3 planned sessions to inform and support their engagement throughout April. Stakeholders were also invited to submit additional commentary and analysis to a draft of the CSP Strategic Assessment 2025/26 (CSP SA 2025/26) where required. Stakeholders consisted of representatives from:
	
	• London Fire Brigade
	• Metropolitan Police Service (MPS)
	  ○ MPS Local Intelligence Team
	  ○ MPS Data Office
	• NHS Integrated Care Board

	• Southwark Council
	  ○ CCTV Public Space Surveillance Team
	  ○ Divisional Analytical Service (DABS)
	  ○ Drug and Alcohol Team
	  ○ Southwark Antisocial Behaviour Unit – SASBU
	  ○ Violence Reduction Unit
	  ○ Safer Communities Team
	  ○ Children Social Care
	  ○ Youth Justice Service
	  ○ Public Health
	  ○ Strategy and Communities Team
	
	Additionally, a stakeholder engagement survey was circulated to 250 professionals who engage with existing CSP boards and forums to seek their views, with 16 responses received (6.4% response rate). This factored representation from a wide range of voluntary sector organisations and community groups across the local authority.

Section 4: Pre-implementation equality impact and needs analysis

This section considers the potential impacts (positive and negative) on groups with 'protected characteristics', the equality information on which this analysis is based and any mitigating actions to be taken, including improvement actions to promote equality and tackle inequalities. An equality analysis also presents as an opportunity to improve services to meet diverse needs, promote equality, tackle inequalities and promote good community relations. It is not just about addressing negative impacts.

The columns include societal issues (discrimination, exclusion, needs etc.) and socio- economic issues (levels of poverty, employment, income). As the two aspects are heavily interrelated it may not be practical to fill out both columns on all protected characteristics. The aim is, however, to ensure that socio-economic issues are given special consideration, as it is the council's intention to reduce socio-economic inequalities in the borough. Key is also the link between protected characteristics and socio-economic disadvantage, including experiences of multiple disadvantage.

Socio-economic disadvantage may arise from a range of factors, including:

- poverty
- health
- education
- limited social mobility
- housing
- a lack of expectations
- discrimination
- multiple disadvantages

The public sector equality duty (PSED) requires us to find out about and give due consideration to the needs of different protected characteristics in relation to the three parts of the duty:

1. Eliminating discrimination, harassment and victimisation
2. Advancing equality of opportunity, including finding out about and meeting diverse needs of our local communities, addressing disadvantage and barriers to equal access; enabling all voices to be heard in our engagement and consultation undertaken; increasing the participation of underrepresented groups
3. Fostering good community relations; promoting good relations; to be a borough where all feel welcome, included, valued, safe and respected.

The PSED is now also further reinforced in the two additional Fairer Future For All values: that we will

- Always work to make Southwark more equal and just
- Stand against all forms of discrimination and racism

Age

Age - Where this is referred to, it refers to a person belonging to a particular age (e.g. 32-year-olds) or range of ages (e.g. 18 - 30-year-olds).	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential Socio-Economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
Southwark has one of the youngest population profiles among local authorities in England, with an average age of 32.4 years. Around 29.3% of residents are aged 0-24 years, 23.8% are aged 25-34 years, 22.2% are aged 35-49 years, 16.3% are aged 50-64 years, and 8.4% are aged 65 years and over. While the borough is characterised by a large working-age population, the Southwark JSNA 2025 highlights a growing older population, particularly among residents aged over 50 years, which is expected to increase demand for health, social care and age-friendly services. Evidence from the Community Safety Partnership Strategic Assessment (CSP SA) 2025/26 indicates that young adults aged 18-24 years experience disproportionately high levels of victimisation compared with their share of the population. Although this age group represents approximately 12% of Southwark's population, they account for 13.1% of all recorded crime victims, indicating a degree of over-representation. The over-representation of young adults is more pronounced across several priority crime types. Residents aged 18-24 years account for: 18.8% of robbery victims 19.3% of sexual offence victims 13.2% of violence against the person victims 16.9% of Violence Against Women and Girls (VAWG) victims 17.0% of VAWG-related domestic abuse victims These findings suggest that young adults face heightened exposure to crime and victimisation risks, particularly in relation to acquisitive crime, violence, and offences disproportionately affecting women and girls. This age group may therefore benefit from targeted prevention activity, safeguarding interventions, victim support services, and awareness campaigns	Socio-economic disadvantage, discrimination, social exclusion, poor housing and living in areas disproportionately affected by crime and violence can increase vulnerability to victimisation, exploitation, and harms. These factors can adversely affect safety, health and wellbeing, educational attainment, employment opportunities, financial stability, and trust in public services. However, it is important to recognise that most people experiencing these challenges do not become involved in crimes. Young men and boys are disproportionately affected by serious violence and offences involving offensive weapons, often as victims of harm. Serious and organised crime groups exploit people of all ages and backgrounds for financial gain. This includes the criminal exploitation of children and young people through drug distribution networks, the exploitation of vulnerable adults, disabled people and older people through coercion, fraud, cuckooing and the storage of drugs, weapons or criminal assets, and the targeting of individuals with access to financial systems to facilitate fraud and other criminal activity. The demands from adults to consume illicit drugs and associated local, regional, and international criminal drug markets contribute to ongoing exploitation and harms within locations and amongst communities. Evidence from national reviews has highlighted the risks of adultification and failures to recognise trauma, which can result in vulnerable individuals being viewed through an enforcement lens rather than as victims requiring safeguarding and support. Older people may be at increased risk of acquisitive burglary, digital and romance scams, fraud, sextortion, financial abuse, cuckooing, social isolation and digital exclusion.

that reflect their specific experiences and vulnerabilities. Substance misuse treatment data also highlights age-related inequalities. Individuals aged 30-49 years comprise 47.6% of treatment service users, significantly higher than their estimated 34.1% share of the resident population. This suggests that adults within this age group may experience a disproportionate burden of substance misuse-related harm or have greater engagement with treatment services than other age groups. Continued monitoring is required to understand the underlying drivers and whether accessibility and outcomes vary by age. Young people may be disproportionately affected by drug market activity, criminal exploitation, county lines, and stop and search activity linked to drug enforcement. Older adults may be vulnerable to prescription medication misuse, alcohol-related harm, fraud, cuckooing, and exploitation associated with drug activity. Police enforcement should be balanced with safeguarding and early intervention approaches. In contrast, evidence from the Southwark Resident Insight Survey (March 2026, Wave 4) indicates that older residents experience poorer perceptions of safety. Residents aged 65 years and over were significantly more likely to feel unsafe after dark, with 33% reporting feeling unsafe. While available crime data does not indicate that older residents are disproportionately represented as victims of recorded crime, perceptions of safety can have a significant impact on wellbeing, social participation, physical activity, and community cohesion. Fear of crime may therefore represent a distinct inequality affecting older people, regardless of actual victimisation levels. There are notable limitations in the available evidence relating to age and anti-social behaviour (ASB). Police ASB data does not record information about victims, and council ASB data currently lacks demographic information. As a result, it is not possible to assess whether particular age groups are disproportionately affected by anti-social behaviour or experience unequal outcomes from ASB interventions.	Barriers to accessing information, reporting concerns and support can increase vulnerability to harm.
Equality information on which above analysis is based	

MPS LA Analyst Dataset (unpublished) provided by the MPS, used in CSP SA 2025/26

National Drug Treatment Monitoring System (NDTMS), used in CSP SA 2025/26

Southwark Resident Insight Survey (Wave 4) – March 2026, used in CSP SA 2025/26

Census 2021 Protected Characteristics - Southwark.gov.uk

Census Area Changes - Ons.gov.uk

Delivery of support to victims of domestic abuse in domestic abuse safe accommodation services - GOV.UK (www.gov.uk)

Duluth Wheel - Dewischoice.org.uk

IPCC Investigation Finds - Policeprofessional.com

JSNA 2025 - Southwark.gov.uk

Older People and Domestic Abuse - Safelives.org

Young People and Domestic Abuse - Safelives.org

Mitigating and/or improvement actions to be taken

All partners share the same vision: To work together to build a safer Southwark. Each organisation has their own role – for example: The Police deal with crimes, the NHS focus on health-related impacts and the council support residents and delivers local services, working together with shared goals, the Southwark CSP delivers stronger, more coordinated results for communities'. With a whole-systems, people-focused pragmatic integrated approaches that prioritise prevention, early intervention, safeguarding, and recovery alongside enforcement.

In accordance with the National Drug Strategy, the Reducing Drug-Related Harm priority includes a commitment to achieving a generational shift in the demand for drugs. This means reducing the negative impacts of drugs and alcohol for people and communities in Southwark through cohesive partnership action to prevent and reduce drug and alcohol related harm as a key forward delivery goal.

Under the Increasing Trust and Confidence priority, forward delivery actions include integrating hate crime initiatives to safeguard vulnerable individuals and communities across the borough.
The Strategy identifies Addressing Disproportionality as a cross-cutting commitment through which partnership work will be planned, delivered and evaluated. The partnership recognises and seeks to challenge the structural and systemic factors that contribute to disproportionality in crime and community safety outcomes. This means the partnership taking proactive engagement steps, hearing people's voices early, understanding where inequalities exist, and using insight to get services right first time and build trust and confidence. Where inequalities, gaps in provision, barriers to access, or emerging concerns are identified, partners will consider and take appropriate action to address these issues and improve outcomes for people and communities affected.

The Strategy also identifies Building Meaningful Community Engagement as a cross-cutting commitment. In doing so, it recognises the importance of ensuring residents are active partners in shaping local priorities, place based integrated interventions and decision-making. To support this commitment, a Community Engagement Plan is currently in development.

The Strategy identifies Delivering Through Hyperlocal Area-Based Working as a cross-cutting commitments strengthen neighbourhood-level responses through targeted, place-based community safety approaches tailored to specific local needs, strengths and characteristics of local communities. It recognises experiences of crime, disorder and community safety issues are not the same across the borough and can vary significantly between geographical areas and population

groups. This approach supports equality by enabling services and interventions to be designed and delivered in a way that reflects the demographics, diversity, vulnerabilities and priorities of individual communities.

Disability

Disability - A person has a disability if s/he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.

Please note that under the PSED due regard includes:
Giving due consideration in all relevant areas to ''the steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.'' This also includes the need to understand and focus on different needs/impacts arising from different disabilities.

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
Disabled people represent a significant proportion of Southwark's population. Approximately 16% of Southwark residents identify as disabled, while 25% of households contain at least one disabled person. Of those residents who are disabled, more than 40% report that their day-to-day activities are limited "a lot", indicating substantial functional limitations that may affect their ability to access services, report concerns, engage with support providers, and participate in community safety initiatives. Evidence from the Southwark Resident Insight Survey (Wave 4, March 2026) indicates that disabled residents are significantly more likely than non-disabled residents to report feeling unsafe after dark. This suggests that disabled people may experience the public realm differently and face additional barriers to feeling safe within their communities. These findings highlight the importance of ensuring that community safety interventions, engagement activities, environmental improvements, and communications are designed with accessibility and inclusion in mind. There are gaps in the available data relating to the experiences of disabled residents within community safety services. Currently, Metropolitan Police Service crime data does not consistently record disability status for victims, limiting the ability to assess whether disabled people experience disproportionate levels of victimisation. This restricts the Partnership's ability to fully understand need and target interventions appropriately. The Community Safety Partnership Strategic Assessment (2025/26) recorded 27 disability hate	Disabled people may face additional barriers to reporting crime, accessing support and recovering from harm, including social isolation, financial insecurity, communication barriers and inaccessible services. These factors can increase vulnerability to victimisation, exploitation, hate crime and repeat harms, with significant impacts on wellbeing, independence and economic stability and daily life. The activities undertaken by the SCSPB need to be alert to people who cause harm using caring responsibilities, appointments or professional contact to control or monitor victims and survivors. They must be able to Recognise when disability, communication needs, mental ill health, learning disability, cognitive impairment, long-term health conditions or neurodivergence are being exploited to facilitate abuse. Services should be capable of identifying and responding to the misuse of caring roles to control access to services, finances, benefits, choice and independence. All SCP partners are required to Apply professional curiosity where coercive, controlling or abusive behaviours suspected. All Frontline workers engaging with people need to be alert to coercive and controlling perpetrators responsible for

crimes during 2025/26, compared with 31 offences in the previous year. Whilst this represents a reduction in recorded offences, caution should be exercised in interpreting these figures. Given the size of the disabled population, combined with evidence that disabled residents report poorer perceptions of safety, the relatively low number of recorded disability hate crimes may indicate under-reporting rather than a reduction in prevalence. Research and local intelligence suggest that barriers to reporting may include physical and communication accessibility issues, reduced confidence in reporting mechanisms, concerns about criminal justice outcomes, dependency on perpetrators or carers, and previous negative experiences of services. Further evidence gaps exist in relation to anti-social behaviour (ASB) and substance misuse. Police ASB data does not currently include information about victims, while demographic characteristics, including disability, are not consistently captured within council ASB records. This limits the ability to assess whether disabled residents are disproportionately affected by ASB. Similarly, substance misuse treatment data is not routinely analysed by disability status, preventing assessment of potential inequalities in access to treatment, engagement with services, or outcomes achieved by disabled people. People with physical disabilities, learning disabilities, mental ill-health, cognitive impairments, or neurodivergence may experience heightened vulnerability to substance-related harm, exploitation, cuckooing, and coercion by others involved in drug supply. Enforcement activity should consider communication needs, safeguarding responsibilities, and appropriate adjustments to ensure fair treatment and access to support. National evidence indicates that disabled people are at increased risk of experiencing crime and abuse. People living with a long-term illness and disabled women are more likely to experience victimisation than non-disabled people. Individuals with a learning disability are estimated to be three times more likely to experience domestic abuse than the general population. Disabled victims may also face additional barriers in seeking support, leaving abusive relationships, or engaging with criminal justice processes. Professionals should recognise that the indicators of domestic abuse may be more difficult to identify where individuals have multiple and complex care and support needs, or where perpetrators exercise coercive control through caregiving relationships. In such circumstances, abuse can be overlooked or misidentified, with care and support needs taking precedence over safeguarding concerns. This can increase the risk that disabled victims remain hidden and unsupported.	caring for victims and survivors, who may try to manipulate frontline staff, medical appointments and take advantage of individual vulnerabilities. Some perpetrators may align abuse with physical or sensory and communication impairments, mental health issues, learning disabilities, cognitive impairments, long-term health conditions Perpetrators who are also carers for the victim control and abuse or extort finances and any benefits received. Perpetrators manipulate professionals by using disguised compliance, make, false and or vexatious allegations, aiming to convince professionals their behaviours are to help the situations. This type of perpetrator is highly likely to make official complaints against professionals who challenge their behaviours, to facilitate distractions, prolong intimidation and abuse or in an attempt to control or delay actions.

Southwark's commissioned domestic abuse services reported that 33% of service users in 2023/24 disclosed having a disability, demonstrating a significant intersection between disability and experiences of domestic abuse. Perpetrators of domestic abuse can cause long-term physical and psychological harm, with impacts often persisting long after the abuse has ended. For some victims, disabilities may be exacerbated, acquired, or become more complex as a result of abuse. Recovery can be prolonged and may extend beyond the duration of formal support services.	

Equality information on which above analysis is based

JSNA 2025 - Southwark.gov.uk

Census 2021 Protected Characteristics - Southwark.gov.uk

Published MPS Monthly Crime Dashboard data

MPS Dashboard Data - London Datastore, used in CSP SA 2025/26

Southwark Resident Insight Survey (Wave 4) – March 2026, used in CSP SA 2025/26

LB Southwark Commissioned Services Data 2023/24

Power and Control - Theduluthmodel.org

Mitigating and/or improvement actions to be taken

All partners share the same vision: To work together to build a safer Southwark. Each organisation has their own role – for example: The Police deal with crimes, the NHS focus on health-related impacts and the council support residents and delivers local services, working together with shared goals, the Southwark CSP delivers stronger, more coordinated results for communities'. With a whole-systems, people-focused pragmatic integrated approaches that prioritise prevention, early intervention, safeguarding, and recovery alongside enforcement.

By working together across community safety, health, housing, social care, education and criminal justice services, partners can identify risk earlier, proactively share information, provide coordinated safeguarding and reduce barriers to support. To mitigate inequalities, improve access to services, support people with recovery from crimes and independence, increase trust and confidence in public services, and help people to feel safer in their homes, neighbourhoods and communities.

Under the Increasing Trust and Confidence priority, forward delivery actions include integrating hate crime initiatives to safeguard vulnerable individuals and communities across the borough.

The Strategy identifies Addressing Disproportionality as a cross-cutting commitment through which partnership work will be planned, delivered and evaluated. The partnership recognises and seeks to challenge the structural and systemic factors that contribute to disproportionality in crime and community safety outcomes. This means the partnership taking proactive engagement steps, hearing people's voices early, understanding where inequalities exist, and using insight to get services right first time and build trust and confidence. Where inequalities, gaps in provision, barriers to access, or emerging concerns are identified, partners will consider and take appropriate action to address these issues and improve outcomes for people and communities affected.

The Strategy also identifies Building Meaningful Community Engagement as a cross-cutting commitment. In doing so, it recognises the importance of ensuring residents are active partners in

shaping local priorities, place based integrated interventions and decision-making. To support this commitment, a Community Engagement Plan is currently in development.

The Strategy identifies Delivering Through Hyperlocal Area-Based Working as a cross-cutting commitments strengthen neighbourhood-level responses through targeted, place-based community safety approaches tailored to specific local needs, strengths and characteristics of local communities. It recognises experiences of crime, disorder and community safety issues are not the same across the borough and can vary significantly between geographical areas and population groups. This approach supports equality by enabling services and interventions to be designed and delivered in a way that reflects the demographics, diversity, vulnerabilities and priorities of individual communities.

SCSP partners will ensure services are accessible, appropriate and responsive to the needs of all victims and survivors of crimes.

Gender reassignment:

Gender reassignment:
- The process of transitioning from one gender to another.

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
Gender reassignment is a protected characteristic under the Equality Act 2010 and includes people whose gender identity differs from their sex registered at birth. In the context of this Equality Impact Needs Assessment, it is important to consider the specific experiences, vulnerabilities, and barriers faced by transgender, non-binary, and gender-diverse residents when accessing community safety services and support. According to Census 2021 data, approximately 1.2% of Southwark residents aged 16 and over reported that their gender identity was different from their sex registered at birth. The Southwark LGBTQIA+ Joint Strategic Needs Assessment (JSNA) 2025 estimates this equates to at least 3,200 transgender residents, or around one in every 80 residents. The JSNA also highlights that transgender and gender-diverse residents are a relatively young population, with 74.6% of residents reporting "other" gender identity being under the age of 35. Geographical analysis identifies the Burgess Park area as having the highest concentration of transgender residents, with approximately 8.1% of residents, around 600 people, reporting a gender identity different from their sex registered at birth. Despite the presence of a sizeable transgender and gender-diverse population, there are significant limitations in the availability and quality of local data regarding this protected characteristic. Metropolitan Police Service crime recording systems, aligned with Home Office Counting Rules, do not routinely record an individual's self-defined gender for victims, offenders, or	Sexual abuse victim/survivor genitals and body dysphoria can be exasperating when sexual violence is connected to a person's genitals. Transgender people wishing to relocate due being a victim/survivor of Domestic Abuse face additional barriers in finding safe accommodation due to most domestic abuse refuge accommodation providing single sex bed spaces. Frontline services have informed the council's community safety team of people extremely vulnerable as victims/survivors who have experienced additional layers of traumas as a result of engaging with statutory agencies and the uninformed actions of some first responders. Transgender people can be victims of violence within intimate relationships. Transgender VAWG crimes may be under reported. Transgender people may simultaneously experience layers of abuse and hate crimes

witnesses. While police systems contain categories of Male, Female, and Other, there is no mandatory requirement to record gender identity, and where relevant information is captured within officer notes, it cannot be systematically analysed. As a result, it is not currently possible to assess whether transgender residents experience disproportionate levels of victimisation, offending, repeat victimisation, or engagement with criminal justice agencies. The Community Safety Partnership Strategic Assessment (CSP SA) 2025/26 recorded 10 transphobic hate crime offences during 2025/26, compared with 13 offences in the previous year. Whilst this represents a reduction in recorded offences, caution should be exercised when interpreting the trend. National evidence consistently indicates that hate crime affecting transgender people is significantly under-reported. Barriers to reporting can include fear of discrimination, concerns about being "outed", previous negative experiences with services, lack of confidence in criminal justice processes, and perceptions that reporting will not lead to a positive outcome. Consequently, recorded offences are unlikely to represent the true prevalence of transphobic victimisation experienced within the borough. Further evidence gaps exist across a range of community safety and health datasets. Substance misuse treatment data reported through the National Drug Treatment Monitoring System does not routinely provide analysis by gender identity, preventing assessment of potential inequalities in treatment access, engagement, or outcomes. Similarly, the Southwark Resident Insight Survey (Wave 4, March 2026) did not contain sufficient data to produce meaningful findings regarding perceptions of safety, community confidence, or experiences of crime and anti-social behaviour among transgender and gender-diverse residents. These limitations restrict the ability to identify trends, assess levels of need, and evaluate whether community safety interventions are achieving equitable outcomes. Transgender and gender-diverse people may experience barriers accessing substance misuse treatment and support, particularly where services are not perceived as inclusive. Fear of discrimination may also reduce reporting of drug-related crime or victimisation. Enforcement and diversion pathways should be delivered in a way that is inclusive, respectful, and trauma informed. The absence of robust monitoring data should not be interpreted as evidence of low need or low impact. Rather, it highlights a significant gap in local intelligence and suggests that the experiences of transgender and gender-diverse residents may not be fully visible within existing community safety, victim support, and enforcement datasets. This presents a risk that inequalities may remain unidentified and unaddressed.	

Within domestic abuse and violence against women and girls (VAWG) services, transgender people are not significantly represented in current crime and referral data, either as victims/survivors or perpetrators. However, low representation within administrative data is not evidence of low prevalence. Research indicates that transgender victims/survivors often experience distinct forms of abuse linked directly to their gender identity, including threats of outing, identity-based coercion, manipulation of access to gender-affirming support, and abuse from family members. These experiences may not always be recognised within traditional understandings of domestic abuse and may contribute to lower reporting and help-seeking rates. Evidence from specialist LGBT+ organisations highlights additional barriers to accessing support. Feedback gathered by Galop identified that transgender, non-binary, and gender-diverse victims/survivors frequently express concerns about being misunderstood, misgendered, or treated inappropriately by mainstream services that lack understanding of LGBT+ identities and experiences. Research with LGBT+ victims/survivors found that most respondents reported feeling more comfortable accessing LGBT+ specialist domestic abuse services and less comfortable accessing mainstream victim support services. Respondents consistently identified specialist knowledge, understanding, and inclusive practice as critical factors in delivering effective support. Findings from SafeLives similarly demonstrate that transgender victims/survivors may experience unique forms of abuse linked to their gender identity and may require support that considers wider mental health, wellbeing, and additional support needs. These findings suggest that community safety and domestic abuse services should continue to ensure local policies, procedures, communications, and frontline practice are inclusive of transgender and gender-diverse residents. Services should be provided in ways that are accessible, affirming, and responsive to individual needs, and staff should be equipped with appropriate knowledge and training to support transgender victims/survivors effectively. Strengthening monitoring arrangements where appropriate and improving engagement with transgender communities and specialist by-and-for providers will help build the local evidence base and support more equitable community safety outcomes.	
Equality information on which above analysis is based.	

Census 2021 Protected Characteristics - Southwark.gov.uk

Briefing - Transgender Victim-Survivors' Experiences of Domestic Abuse - Safelives.org.uk

JSNA 2025 - Southwark.gov.uk

MPS Dashboard Data - London Datastore, used in CSP SA 2025/26

LGBT-victim-survivor-views-on-interventions-for-those-who-cause-harm-in-their-relationships - Drivepartnership.org.uk

An-isolated-place-lgbt-domestic-abuse-survivors-access-to-support - Galop.org.uk

Transforming Spaces - Starsupport.org.uk

Southwark Demographics - Southwark Council

Lesbian, Gay, Bisexual, Trans, Queer, Intersex, Asexual Health and Wellbeing - Southwark.gov.uk

Mitigating and/or improvement actions to be taken

The rights of all people with protected characteristics must be upheld in service delivery to ensure inclusivity and compliance with the Equality Act 2010.

Create and deliver targeted work and resources to improve engagement with local victims and survivors from minoritised communities and increase service provision options for groups under-represented including LGBTQ+ communities, older people, and people with disabilities and race.

Embedding trauma informed working practices and responses reflecting the needs of victims and survivors of crimes is of vital importance. This should consider the potential of exposure to multiple aspects of violence and intersecting layers of abuse.

Appropriate Southwark Community Safety Partnership Board, specialist workforce training must incorporate all protected characteristics and associated types of abuse, reducing victim blaming attitudes and understanding perpetrators

Communication and awareness campaigns will help people understand how to report crimes and access support services. Information will be provided in clear, accessible, age-appropriate formats and will be available in multiple languages to reach all communities.

The partnership aims to build greater trust and collaborative confidence with local LGBTQIA+ “By and for” service providers and community-based groups.

The Community Safety Partnership Board aims to develop effective, streamlined cross agency referral routes to relevant specialist support. Ensuring victim/survivor choice in service engagement—whether through the new VAWG service or through other, preferred “By and for” specialist providers.

Under the Increasing Trust and Confidence priority, forward delivery actions include integrating hate crime initiatives to safeguard vulnerable individuals and communities across the borough

The Strategy identifies Addressing Disproportionality as a cross-cutting commitment through which partnership work will be planned, delivered and evaluated. The partnership recognises and seeks to challenge the structural and systemic factors that contribute to disproportionality in crime and community safety outcomes. This means the partnership taking proactive engagement steps, hearing people's voices early, understanding where inequalities exist, and using insight to get services right first time and build trust and confidence. Where inequalities, gaps in provision, barriers to access, or emerging concerns are identified, partners will consider and take appropriate action to address these issues and improve outcomes for people and communities affected.

The Strategy also identifies Building Meaningful Community Engagement as a cross-cutting commitment. In doing so, it recognises the importance of ensuring residents are active partners in shaping local priorities, place based integrated interventions and decision-making. To support this commitment, a Community Engagement Plan is currently in development. The Strategy identifies Delivering Through Hyperlocal Area-Based Working as a cross-cutting commitments strengthen neighbourhood-level responses through targeted, place-based community safety approaches tailored to specific local needs, strengths and characteristics of local communities. It recognises experiences of crime, disorder and community safety issues are not the same across the borough and can vary significantly between geographical areas and population groups. This approach supports equality by enabling services and interventions to be designed and delivered in a way that reflects the demographics, diversity, vulnerabilities and priorities of individual communities.

Marriage and civil partnership

Marriage and civil partnership – In England and Wales marriage is no longer restricted to a union between a man and a woman but now includes a marriage between a same-sex couples. Same-sex couples can also have their relationships legally recognised as 'civil partnerships'. Civil partners must not be treated less favourably than married couples and must be treated the same as married couples on a wide range of legal matters. **(Only to be considered in respect to the need to eliminate discrimination.)**	
Potential impacts (positive and negative) of proposed policy/decision/business plan	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
The Census 2021 informs that among residents aged 16 years and over: • 46% Never married • 35% Married or in a civil partnership • 11% Divorced • 6% Separated • 3% Widowed Southwark has a higher proportion of residents who have never married than England overall, reflecting its relatively young population profile. There is a lack of available data from the MPS which reliably informs the profile of victims of crime for this characteristic. NDTMS reporting contained within the CSP SA 2025/26 does not include any information relating to this characteristic. Substance misuse can contribute to relationship breakdown, domestic abuse, financial abuse, and family instability. Police enforcement relating to drug-related offending may affect family dynamics and caring responsibilities. Support services should recognise the wider impact of substance misuse on partners and family members.	It is known that people, particularly women and people living in couples married or cohabiting or who have decided to separate from their partners are more likely to be a victim of domestic abuse. Relationship breakdown is identified as a significant indictor of risk in Domestic Homicide reviews. Perpetrators of Domestic Abuse often increase violence and abuse when partners end or leave a relationship. Risk of death, violence or other forms of harms and abuse can escalate when victims have left or have ended a relationship. Victims may be unable to afford legal costs, immediate relocation costs, replacement of clothes and household items if destroyed or left behind. Forced marriage can be linked to poverty, financial dependence, housing insecurity, limited education and social isolation, which may make it harder for individuals to seek help or leave harmful

The Southwark Resident Insight Survey undertaken in March 2026 (wave 4) contribution for the CSP SA 2025/26 does not provide detailed information for this characteristic. In relation to ASB reporting, Police ASB data does not include information about the victims of ASB, and council ASB data lacks demographic details. The Community Safety Partnership board delivery seeks to support all people regardless of marital status. However, for some, marriage is synonymous with abuse specifically Forced marriage where the victim is often subjected to sexual violence and rape. Specialist VAWG Crime advocacy and support service provision accessibility in Southwark is not impacted by marital status,	situations. Women and girls are disproportionately affected, and fear of family or community pressure can create barriers to disclosure. There are potential increased multiple disadvantages associated with being a victim of the above crimes. Also tied into a lack of suitable and available housing, competing needs of relocating and the cost of living and remaining in dangerous living conditions. Negative health and wellbeing due to enduring and experiencing frightening incidents or daily, prolonged trauma associated with crimes.
Equality information on which above analysis is based	
Census 2021 Protected Characteristics - Southwark.gov.uk Census and Demographics - Southwark.gov.uk	
Mitigating or improvement actions to be taken	
Southwark Community Safety Partnership Board delivery plans should include clearer analysis and monitoring of impacts and include alignment with people with protected characteristics under the Equality Act 2010. This will enable further information gathering to identify and mitigate against associated risks. Strengthening awareness, safeguarding and referral pathways for people at risk of forced marriage through staff training, early identification, multi-agency working and access to specialist support services to improve protection and reduce harm. The Strategy identifies Addressing Disproportionality as a cross-cutting commitment through which partnership work will be planned, delivered and evaluated. This means the partnership taking proactive engagement steps, hearing people's voices early, understanding where inequalities exist, and using insight to get services right first time and build trust and confidence. Where inequalities, gaps in provision, barriers to access, or emerging concerns are identified, partners will consider and take appropriate action to address these issues and improve outcomes for people and communities affected. The Strategy also identifies Building Meaningful Community Engagement as a cross-cutting commitment. In doing so, it recognises the importance of ensuring residents are active partners in shaping local priorities, place based integrated interventions and decision-making. To support this commitment, a Community Engagement Plan is currently in development.	

Pregnancy and maternity

Pregnancy and maternity - Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
Pregnancy is not directly measured within the JSNA 2025 report, Southwark's young age structure indicates a significant population of people of childbearing age: • Approximately 46% of residents are aged 25-49 years • Some parts of the borough have significantly higher concentrations of families with young children and new parents There is a lack of available data from the MPS which reliably informs the profile of victims of crime for this characteristic NDTMS reporting contained within the CSP SA 2025/26 does not include any information relating to this characteristic. Substance misuse during pregnancy can present significant risks to both mother and baby and may intersect with domestic abuse, coercive control, and safeguarding concerns. Fear of criminalisation or statutory intervention may deter some women from seeking support. Partnership responses should prioritise early engagement, safeguarding, and treatment access alongside enforcement where necessary. The Southwark Resident Insight Survey undertaken in March 2026 (wave 4) contribution for the CSP SA 2025/26 does not provide detailed information for this characteristic. In relation to ASB reporting, Police ASB data does not include information about the victims of ASB, and council ASB data lacks demographic details	Pregnancy is recognised as a period of heightened risk for domestic abuse. Pregnancy is considered a potential high-risk indicator within the DA risk assessment and at DA MARACs. SafeLives reports that around 30% of domestic abuse begins during pregnancy, while abuse may also escalate in existing abusive relationships. Pregnancy is not a protective factor. Some perpetrators may perceive the unborn baby as a threat to their control, attention or status within the relationship, leading to increased jealousy, coercive control, emotional abuse or physical violence directed towards the mother. Domestic abuse during pregnancy is associated with increased risks of maternal injury, mental ill-health, miscarriage, premature birth, low birth weight and foetal harm. Early identification and trauma-informed intervention are therefore critical to safeguarding both mother and child. Increased financial pressures may also be used as further control by abusive partner –parents.

Equality information on which above analysis is based

JSNA 2025 - Southwark.gov.uk

Census Area Changes - Ons.gov.uk

Census 2021 Protected Characteristics - Southwark.gov.uk

IDVAs in Maternity Units - Safelives.org.uk

SafeLives ending domestic abuse - the midwife's role - Maternityandmidwifery.co.uk

Mitigating and/or improvement actions to be taken
Southwark Community Safety Partnership Board delivery plans should include clearer analysis and monitoring of impacts and include alignment with people with protected characteristics under the Equality Act 2010. Ensure early identification of risk through safeguarding and healthcare pathways, strengthen referral routes to specialist domestic abuse, maternity and mental health services, and promote multi-agency support for pregnant women experiencing abuse, exploitation or other vulnerabilities to improve safety and wellbeing for both mother and child. The Strategy also identifies Building Meaningful Community Engagement as a cross-cutting commitment. In doing so, it recognises the importance of ensuring residents are active partners in shaping local priorities, place based integrated interventions and decision-making. To support this commitment, a Community Engagement Plan is currently in development. The SCP provides opportunities to further strategic approaches to develop interventions and engagement work via a wide range of partners who routinely meet with pregnant women and their children.

Race

Race - Refers to the protected characteristic of Race. It refers to a group of people defined by their race, cooler, and nationality (including citizenship) ethnic or national origins. N.B. Gypsy, Roma and Traveller are recognised racial groups, and their needs should be considered alongside all others	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
Race is a protected characteristic under the Equality Act 2010. Southwark is one of the most ethnically diverse boroughs in London, and this diversity is a defining feature of the borough's population and communities. Understanding the different experiences, needs, and outcomes of ethnic groups is essential to ensuring that community safety services and interventions are equitable, accessible, and responsive to all residents. According to the Southwark JSNA 2025, the borough's population comprises a broad range of ethnic groups: • 51% White • 25% Black, Black British, Caribbean or African • 10% Asian or Asian British • 7% Mixed or Multiple Ethnic Groups • 7% Other Ethnic Groups The largest individual ethnic groups are: • 36% White British • 16% African • 6% Caribbean • 3% Chinese • Approximately 3% Latin American/Hispanic	People from Black or from minoritised groups experience additional and multiple layers of discrimination race, class, faith, immigration status, disability and sexuality from statutory services, within work settings, society and within communities. Leading to unequal treatment and severely lacking equal access to There are practical challenges in relation to having appropriate spaces for study or simply play as a child or with other children. positive opportunities. Children and young people may not be able to achieve a “good start in life” or build strong foundations for their adult life. Restricted recovery from DA and challenges in reaching educational potential. Children and young people being continually exposed to traumatic events, can become vulnerable to wider societal harms and risks including grooming by criminal predators.

The JSNA identifies ethnicity as a significant determinant of health, wellbeing, and life outcomes, highlighting Black African, Black Caribbean, Latin American, refugee, asylum-seeking, and migrant communities as important populations that may experience disproportionate inequalities across a range of services and outcomes. These wider social inequalities may also influence experiences of crime, victimisation, safety, and engagement with community safety services. Current crime data presents significant limitations in understanding the experiences of different ethnic groups. Metropolitan Police Service (MPS) victim data does not currently provide a reliable basis for assessing disproportionality because ethnicity information is unknown or not recorded for approximately 55% of offences. The MPS has advised that the ethnicity field within crime recording systems has historically not been mandatory for officers to complete, resulting in substantial data gaps. However, an IT system update is scheduled during 2026/27 which will make ethnicity recording mandatory, improving future intelligence and supporting more robust equality analysis. As a result of current recording limitations, it is not possible to draw firm conclusions regarding whether particular ethnic groups experience disproportionate levels of victimisation, repeat victimisation, or specific crime types within Southwark. The absence of comprehensive data should not be interpreted as evidence of equal experiences across ethnic communities, but rather as a limitation in the available evidence base. Evidence from substance misuse treatment data provides some insight into potential disparities in service engagement. National Drug Treatment Monitoring System (NDTMS) data for 2024/25 shows that 68% of adults in treatment were from White ethnic groups, 19% from Black, Black British, Caribbean or African groups, 7% from Mixed or Multiple Ethnic Groups, 4% from Asian or Asian British groups, and 2% from Other ethnic groups. When compared with Southwark's population profile, this suggests that residents from Asian and Asian British communities, and to a lesser extent Black communities, may be under-represented within treatment services. While the reasons for this cannot be determined from available data, it may indicate differences in access, referral pathways, help-seeking behaviour, cultural perceptions of treatment, or unmet need and warrants continued monitoring. National evidence indicates some ethnic minority communities report lower trust and confidence in policing and may perceive drug enforcement activity as disproportionate. Barriers including language, cultural stigma, and concerns regarding immigration status may affect access to treatment and support. Enforcement activity should be intelligence-led, proportionate, and	Children growing up in temporary accommodation can experience high amounts of sometimes alarming noise nuisance, lack of landlord safeguarding / rules, other tenant anti-social and inappropriate behaviours associated with multiple complex needs, such as mental health, drug and alcohol misuse. Young men, particularly from Black, Asian and minoritised ethnic communities, are disproportionately affected by serious violence. This is often linked to long-standing inequalities in particular neighbourhoods. While most young men and boys are not involved in violence or crime, many regularly navigate risks to their safety that others may not experience. This can adversely impact on feelings of safety and general health and wellbeing. Acknowledging and tackling intersecting elements of hatred and hate crimes is vital. For Black and minoritised women and girls this means tackling racism and misogyny together, not allowing one form of violence to be exploited to justify another. It is possible that the current rise of open extreme Far Right leaders' rhetoric and social media posts in the UK, Europe and America and their political climates may continue the increase online extremist rhetoric and all forms of Hate Crimes in the UK.

accompanied by engagement that builds trust and confidence. Evidence relating to perceptions of community safety is also mixed. Findings from the Southwark Resident Insight Survey (Wave 4, March 2026) indicate that the largest proportion of residents reporting feeling unsafe after dark were from White ethnic backgrounds (42%). However, the survey does not provide sufficient evidence to understand the underlying reasons for these perceptions or whether particular communities are disproportionately affected by specific forms of victimisation. Continued engagement with communities will therefore remain important to understanding local experiences of safety and confidence. Significant gaps also exist in relation to anti-social behaviour (ASB). Police ASB datasets do not currently include information on victims, while council ASB records do not routinely capture demographic characteristics. This limits the ability to assess whether particular ethnic groups experience disproportionate levels of anti-social behaviour or whether reporting and enforcement outcomes differ between communities. Trust and confidence in public services are important considerations for this protected characteristic. National evidence has consistently demonstrated differences in confidence in policing across ethnic groups, with confidence often being lowest among Black Caribbean communities. Historical experiences of discrimination, perceptions of unfair treatment, and wider concerns regarding disproportionality may influence willingness to report crime, engage with the police, or access support services. Consequently, initiatives aimed at improving trust, confidence, and community engagement may have particular significance for some ethnic minority communities. Southwark's population also includes a significant migrant population. Census analysis shows that 13% of residents were born elsewhere in Europe, while the borough has experienced notable growth in residents born in the Americas and Caribbean. The JSNA reports that approximately 3% of Southwark's population identify as Latin American or Hispanic, making this one of the borough's largest migrant communities. Refugees, migrants, and residents with insecure immigration status may face additional barriers to accessing support, including language barriers, limited awareness of available services, concerns regarding data sharing, and fear of engagement with statutory authorities. These barriers may be particularly relevant in the context of domestic abuse and violence against women and girls (VAWG). Evidence from specialist services indicates that perpetrators can exploit immigration status as a means of coercive control, using misinformation about immigration law, residency rights, child custody, or access to public funds to isolate and control victims. Victims may therefore be reluctant to	

seek support or report abuse due to fears of immigration enforcement, financial insecurity, or community stigma. Research and evidence from specialist organisations working with Black and minoritised communities also highlight concerns regarding institutional racism and previous negative experiences of authorities. Such experiences may reduce trust in services and create additional barriers to seeking support or engaging with criminal justice processes. This may be particularly relevant for victims with intersecting protected characteristics, such as women from migrant communities, refugees, asylum seekers, or victims with insecure immigration status. Evidence from practitioners supporting undocumented Latin American women suggests that victims may experience prolonged abuse before seeking support, with some studies indicating significantly higher levels of repeat victimisation before first contact with police compared to other groups. This highlights the importance of ensuring that support services are culturally competent, trauma-informed, accessible, and capable of meeting the needs of diverse communities.	
Equality information on which above analysis is based	
Census 2021: Ethnicity Identity Language and Religion - Southwark.gov.uk Southwark Resident Insight Survey (Wave 4) – March 2026, used in CSP SA 2025/26 Overcrowded Households - Ethnicityfactsfiguresservice.gov.uk	
Mitigating and/or improvement actions to be taken	
Aim to increase reporting among communities disproportionately affected by crime, harm and exploitation, and among groups where trust in public sector agencies is lower. This insight should be used to strengthen the partnership's evidence base and inform annual CSP decision-making, including priority setting, delivery planning, resource allocation and assessment of impact. The MPS works with partners to capture local community tensions, which can include information on extremism and hate crime incidents, events and community concerns about safety and wellbeing, helping agencies to respond proportionately, address emerging risks and strengthen community resilience. Engagements focus on understanding community experiences of all forms of hate crimes, including racially and religiously motivated hate, disability hate crime, homophobic, biphobia and transphobic hate crimes, as well as extremist protests, online rhetoric and remarks designed to create community tensions and division. Feedback from local people, businesses and communities helps shape partnership priorities, targeted enforcement, outreach and reassurance deployments, prevention activities, promotion of relevant support services and reporting of local hate crimes, such as extremist and the removal of offensive images, graffiti and stickers. The Strategy identifies Delivering Through Hyperlocal Area-Based Working as a cross-cutting commitments strengthen neighbourhood-level responses through targeted, place-based community safety approaches tailored to specific local needs, strengths and characteristics of local communities. It recognises experiences of crime, disorder and community safety issues are not the same across the borough and can vary significantly between geographical areas and population groups. This approach supports equality by enabling services and interventions to be	

designed and delivered in a way that reflects the demographics, diversity, vulnerabilities and priorities of individual communities.

Religion and belief

Religion and belief - Religion has the meaning usually given to it, but belief includes religious and philosophical beliefs including lack of belief (e.g. Atheism). Generally, a belief should affect your life choices or the way you live for it to be included in the definition.	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
Religion or belief is a protected characteristic under the Equality Act 2010. Southwark is home to a diverse range of faith communities, alongside a significant proportion of residents who identify as having no religion. Faith and belief can shape community identity, social networks, experiences of inclusion and exclusion, and patterns of engagement with public services. As such, it is important that community safety services and interventions consider the needs, experiences, and potential vulnerabilities of residents from different faith and belief backgrounds. According to Census data, Southwark's religious profile is: • 40% Christian • 10% Muslim • 1.5% Hindu • 1.0% Buddhist • 0.7% Jewish • 0.5% Sikh • 0.6% Other religions • 33% No religion • 12% Religion not stated • The Southwark Joint Strategic Needs Assessment (JSNA) 2025 identifies religion and faith as important influences on community identity, social cohesion, support networks, wellbeing, and engagement with services. Faith organisations and places of worship often play a significant role in supporting residents, strengthening community resilience, and facilitating engagement between communities and public services. Despite the significance of faith and belief within Southwark's population, there are substantial limitations in the availability of local data relating to this protected characteristic. Metropolitan Police Service (MPS) crime data does not currently provide a reliable basis for understanding the religious profile of victims of crime. Approximately 99% of records contain unknown or missing information relating to religion or belief, preventing meaningful analysis of whether particular faith groups experience disproportionate levels of	In September 2025, West Midlands Policer reported 2 white men raped a 20-year-old Sikh woman, a Public Space VAWG Crime categorised as racially motivated sexual violence and hate crime. The victim raped in broad daylight and racially abused during the rape, carried out by 2 men whilst she was on her way to work. A second, separate racially motivated rape by a man unknown of 20-year-old women took place at 7:15pm in another area of the midlands. Some people may experience discrimination, hate crime, extremism, coercion or abuse linked to religion or belief. The misuse of religious or cultural beliefs can be used to justify controlling behaviours and create barriers to seeking support. These experiences can adversely affect safety, wellbeing, social inclusion and access to services, employment and economic opportunities. Southwark is home to diverse communities with a wide range of faiths, beliefs, cultures and perspectives. While this diversity is a strength, social tensions, prejudice and discrimination can occur within and between communities. Online misinformation and extremist narratives can reinforce unconscious bias, stereotypes and hostility towards others. Hate crime, racism, religiously motivated abuse, homophobia, transphobia and other forms of discrimination can be perpetrated by individuals from any faith, non-faith background or community.

victimisation, repeat victimisation, or specific crime types. This lack of information limits the ability to identify patterns of inequality and assess whether crime and community safety outcomes differ across faith communities. Consequently, the absence of evidence should not be interpreted as evidence of no impact. Rather, it reflects a significant gap in available intelligence that restricts understanding of potential inequalities affecting residents with this protected characteristic. Further evidence gaps exist across other community safety datasets. Substance misuse treatment data reported through the National Drug Treatment Monitoring System (NDTMS) and referenced within the Community Safety Partnership Strategic Assessment (CSP SA) 2025/26 does not include analysis by religion or belief. As a result, it is not possible to assess whether there are differences in treatment access, engagement, completion rates, or outcomes between faith communities and those with no religion. Similarly, findings from the Southwark Resident Insight Survey (Wave 4, March 2026) do not provide sufficient information to assess perceptions of safety, confidence in services, experiences of victimisation, or levels of community trust by religion or belief. This limits understanding of whether residents from particular faith groups feel more or less safe, experience different barriers to reporting concerns, or have differing levels of confidence in public agencies. Cultural and religious beliefs may influence attitudes towards alcohol, drugs, reporting concerns, and accessing treatment services. Substance misuse can carry significant stigma within some communities, creating barriers to disclosure and help-seeking. Enforcement and prevention activity should be culturally sensitive and supported through engagement with faith leaders and community organisations where appropriate. Additional gaps exist in relation to anti-social behaviour (ASB). Police ASB data does not include information about victims, and council ASB data does not routinely record demographic characteristics, including religion or belief. Consequently, it is not possible to determine whether residents from specific faith communities are disproportionately affected by anti-social behaviour or whether response and enforcement outcomes vary between groups. Whilst local evidence is limited, religion and belief may intersect with other protected characteristics and broader community safety issues. Nationally, certain faith communities have experienced incidents of faith-based hate crime, discrimination, and hostility. Individuals may also experience multiple and intersecting forms of discrimination linked to both their faith and other aspects of their identity, including	

ethnicity, gender, disability, sexual orientation, or age. The lack of robust local data means that potential inequalities of this nature may not currently be visible within existing community safety datasets. Faith organisations often play an important role in supporting victims, promoting community cohesion, and acting as trusted sources of advice, support, and safeguarding. Continued engagement with faith leaders, faith groups, and community organisations may therefore provide valuable insight into local concerns, emerging issues, and barriers to accessing services, helping to strengthen community safety responses and ensure services remain accessible and inclusive.	

Equality information on which above analysis is based

Census 2021: Ethnicity Identity Language and Religion - Southwark.gov.uk

JSNA 2025 - Southwark.gov.uk

Census 2021 Protected Characteristics - Southwark.gov.uk

MPS LA Analyst Dataset provided by the MPS, used in CSP SA 2025/26

Honour Based Abuse - Londonsafeguardingchildrenprocedures.co.uk

Honour Based Abuse - CPS.gov.uk

Mitigating and/or improvement actions to be taken

The strategy recognises that racism and discrimination can take many forms and may impact people with multiple protected characteristics. An inclusive, anti-discriminatory approach to all forms of hate crime is therefore required to ensure equitable access to services and support for all residents.

Under the Increasing Trust and Confidence priority, forward delivery actions will integrate hate crime initiatives to safeguard people, vulnerable individuals and diverse communities across the borough. This will include clear signposting to appropriate reporting routes, safeguarding pathways and specialist support services, and targeted work to encourage reporting among communities that may be disproportionately affected by hate crime, hostility or extremist activity, particularly where trust and confidence in public sector agencies is lower.

The SCP Partners facilitate tension monitoring, which captures information on extremists and hate crime incidents, events and community concerns about safety and wellbeing, helping agencies to respond proportionately, address emerging risks and strengthen community resilience. Engagements focus on understanding community experiences of all forms of hate crimes, including racially and religiously motivated hate, disability hate crime, homophobic, biphobia and transphobic hate crimes, as well as extremist protests, online rhetoric and remarks designed to create community tensions and division. Feedback from local people, businesses and communities helps shape partnership priorities, targeted enforcement, outreach and reassurance deployments, prevention activities, promotion of relevant support services and reporting of local hate crimes, such as extremist and the removal of offensive images, graffiti and stickers.
The Strategy also identifies Building Meaningful Community Engagement as a cross-cutting commitment. In doing so, it recognises the importance of ensuring residents are active partners in shaping local priorities, place based integrated interventions and decision-making. To support this commitment, a Community Engagement Plan is currently in development.

Sex

Sex - A man or a woman.	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
Sex is a protected characteristic under the Equality Act 2010 and refers to whether a person is male or female. Understanding differences in experiences of crime, victimisation, perceptions of safety, and access to support is essential to ensuring community safety services and interventions are delivered equitably and effectively across Southwark's population. According to Census data, Southwark's population is broadly balanced by sex: • 50.6% Female • 49.4% Male However, population distribution varies across age groups, with women being proportionately more represented within some younger adult age cohorts and older age groups. These demographic differences may influence patterns of victimisation, service demand, and support needs. Analysis of Metropolitan Police Service (MPS) crime data indicates that victims recorded were: • 44.5% Male • 38.4% Female • 17.2% Unknown The relatively high proportion of records with unknown sex limits the ability to undertake comprehensive analysis and may obscure patterns of disproportionality. Nevertheless, available data demonstrates notable differences in the types of offences experienced by men and women. Female victims are significantly overrepresented in recorded sexual offences, accounting for 82.2% of victims. This reflects wider national evidence that women and girls are disproportionately affected by sexual violence, harassment, and gender-based violence. Male victims are overrepresented in certain offence categories, including: • Weapon possession offences (60.9%) • Robbery offences (58.1%) These findings suggest that experiences of victimisation differ by sex and that community safety responses should continue to recognise the differing risks and vulnerabilities affecting men and women. Evidence from the Southwark Resident Insight Survey (Wave 4, March 2026) indicates that women are	Perpetrators of domestic abuse may feed into gendered assumptions regarding income. Some male perpetrators will restrict female victims/survivors access to money. Victims/survivors may have extremely restricted access to finances both in relation to joint benefit claims and earnings through paid employment. Fleeing Domestic Abuse can result in immediate poverty. Some perpetrators will continue to exploit victims/survivors financially and fraudulently after leaving the relationship. Requiring victim/survivors to alert banks and credit reference agencies to halt further economic abuses. Victims/survivors who have received physical injuries can reduce job performance. Psychological impact of continual trauma can be debilitating. Women who are mothers experiencing domestic abuse are likely to become single parents after leaving perpetrators of violence and abuse. Women may be left with debts caused by the abuser. Young men, particularly from Black, Asian and minoritised ethnic communities, are disproportionately affected by serious violence. This is often linked to long-standing inequalities in particular neighbourhoods. While most young men and boys are not involved in violence or crime, many regularly have to navigate risks to their safety that other people may not experience. The sisters and girlfriends of the young men and boys mentioned above are often overlooked and may also experience high levels of trauma in response to being exposed to the I serious violence

significantly more likely than men to feel unsafe after dark. Approximately 30% of female respondents reported feeling unsafe when out after dark. This finding is consistent with wider evidence demonstrating that concerns regarding harassment, sexual violence, personal safety, and fear of crime can have a disproportionate impact on women and girls. Perceptions of safety can affect mobility, access to public spaces, participation in community life, and overall wellbeing. Consideration should therefore be given to ensuring that environmental improvements, public realm initiatives, communications, and engagement activity take account of women's lived experiences and perceptions of safety. Data from the National Drug Treatment Monitoring System (NDTMS) indicates that 70% of adults accessing treatment services were male. This represents a significant overrepresentation compared with Southwark's population profile. While the reasons for this disparity cannot be fully determined from the available data, it may reflect differences in patterns of substance use, treatment needs, referral pathways, service accessibility, or willingness to engage with support services. Ongoing monitoring is required to better understand whether barriers exist for women accessing substance misuse treatment and recovery services. Men are generally overrepresented in substance misuse treatment populations and are more likely to be involved in drug-related offending and enforcement activity. Women experiencing substance misuse often present with higher levels of trauma, domestic abuse, sexual exploitation, and mental health needs. Gender-responsive approaches are required alongside proportionate enforcement. Significant evidence gaps exist in understanding the relationship between sex and experiences of anti-social behaviour (ASB). Police ASB datasets do not record information relating to victims, and council ASB records do not routinely capture demographic information. This limits the ability to assess whether men or women are disproportionately affected by anti-social behaviour or whether outcomes differ by sex. Domestic abuse remains a significant community safety and public health issue that disproportionately affects women and girls, although people of all sexes can experience abuse. Women who experience intimate partner violence frequently have greater health and support needs than the wider population and are more likely to come into contact with health services. These interactions provide important opportunities for identification, disclosure, referral, and specialist support. The physical and psychological impacts of domestic abuse can be severe, particularly where abuse is prolonged or repeated. Victims and survivors may experience:	Women affected by sex work, substance use and violence against women and girls experience significant and intersecting health inequalities. These include poorer physical and mental health outcomes, increased exposure to violence and exploitation, higher levels of trauma, barriers to accessing healthcare and support services, and greater social exclusion linked to poverty, stigma and discrimination. A trauma-informed, gender-responsive and culturally competent approach is therefore required to reduce inequalities and improve outcomes for this cohort. Additional risks exist for male sex workers involved in sexual working or men who have sex with other men – MSM, where drugs are used to increase and prolong sexual activity, including Chemsex use in saunas, parks, online and other settings used for Chemsex. Chemsex commonly involves the use of illegal drugs to facilitate or prolong sexual activity and can increase vulnerability to sexual exploitation, coercion, sexual violence, unsafe sexual practices, poor mental health, dependency, overdose and barriers to accessing support services. Stigma and fear of discrimination may further reduce reporting, help-seeking and engagement with healthcare, substance misuse and criminal justice services.

• Physical injury and chronic health conditions • Depression and anxiety • Post-traumatic stress disorder (PTSD) • Obsessive compulsive disorder (OCD) • Fear and reduced confidence • Sexual dysfunction • Suicidal thoughts and self-harm • Long-term emotional and psychological trauma The cumulative impact of abuse can create significant barriers to recovery and may continue long after the abuse has ended, requiring ongoing access to specialist support services. Whilst women comprise the majority of domestic abuse victims, it is important to recognise the experiences of male victims. Evidence suggests that specialist support provision for male victims remains more limited than that available for women. This includes reduced availability of male-specific refuge accommodation and specialist support services. Male victims may experience additional barriers to reporting abuse and accessing support, including: • Shame and humiliation associated with victimisation • Fear of not being believed • Gender stereotypes and societal expectations regarding masculinity • Concerns about stigma and judgement • Impacts on mental health and wellbeing These factors can contribute to under-reporting and unmet support needs among male victims of domestic abuse. The Protection from Sex-based Harassment in Public Act 2023 came into effect in England and Wales on 1 April 2026. The legislation introduced a specific criminal offence under the Public Order Act 1986 relating to public harassment based on sex. The offence applies where behaviour is intentionally used to cause harassment, alarm, or distress to another person because of their sex. Importantly, both men and women can be victims or perpetrators, and a single incident is sufficient to meet the threshold for an offence. Examples may include: • Following someone in public • Deliberately walking closely behind someone at night • Catcalling or wolf-whistling • Sexualised comments • Obscene or offensive gestures • Threatening sexual behaviour • Intimidation or verbal abuse targeted at someone because of their sex The introduction of this offence provides an additional mechanism for addressing behaviours that can contribute significantly to feelings of fear and vulnerability within public spaces, particularly among women and girls.	

The available evidence indicates that sex remains an important factor influencing experiences of crime, victimisation, perceptions of safety, and access to support services. Women appear more likely to: • Experience sexual violence and gender-based violence. • Feel unsafe after dark. • Experience long-term physical and psychological impacts associated with domestic abuse. • Require specialist support relating to VAWG and sexual violence. Men appear more likely to: • Be victims of robbery and offences involving weapons. • Access substance misuse treatment services. • Experience barriers to reporting domestic abuse due to stigma and societal expectations. Data gaps relating to anti-social behaviour and incomplete crime recording limit the ability to fully understand differential impacts by sex. Continued monitoring, improved data collection, and engagement with victims and communities will be important to ensure that community safety services remain accessible, inclusive, and responsive to the needs of both women and men.	
Equality information on which above analysis is based	
JSNA 2025 - Southwark.gov.uk Census 2021 Protected Characteristics - Southwark.gov.uk Protection from Sex Based Harassment in Public Act 2023 - Gov.uk Southwark Resident Insight Survey (Wave 4) – March 2026, used in CSP SA 2025/26 Exploring the links between VAWG and Substance Use- Improvementservice.org.uk Sexual Violence Against Women in Sex Work - Safeline.org.uk	
Mitigating and/or improvement actions to be taken	
A new Violence Against Women and Girls service delivery model aims to target work and resources to improve engagement with all local victims and survivors of VAWG crimes, including people from minoritised communities and increase service provision options for groups under-represented including LGBTQ+ communities, older people, and people with disabilities and race. The service will help victims and survivors to access debt services and future employment opportunities is essential. Service development and delivery is alert to new and emerging themes and aim to develop ways to address these. Effective responses where sex is sold require trauma-informed, gender-responsive services alongside coordinated enforcement actions against customers and people controlling and exploit multi-agency information sharing, safeguarding, disruption tactics, which keep needs led victim	

protection measures in scope and reporting pathways are essential to improve safety and reduce inequalities.

These types of risks require a coordinated response involving public health, safeguarding, substance misuse services, sexual health services, housing, community safety and enforcement partners to identify exploitation, protect vulnerable individuals, disrupt offending and improve access to support. Under the Increasing Trust and Confidence priority, forward delivery actions include integrating hate crime initiatives to safeguard vulnerable individuals and communities across the borough, this applies to all people and all protected characteristics

The Strategy identifies Addressing Disproportionality as a cross-cutting commitment through which partnership work will be planned, delivered and evaluated. The partnership recognises and seeks to challenge the structural and systemic factors that contribute to disproportionality in crime and community safety outcomes. This means the partnership taking proactive engagement steps, hearing people's voices early, understanding where inequalities exist, and using insight to get services right first time and build trust and confidence. Where inequalities, gaps in provision, barriers to access, or emerging concerns are identified, partners will consider and take appropriate action to address these issues and improve outcomes for people and communities affected.

The Strategy also identifies Building Meaningful Community Engagement as a cross-cutting commitment. In doing so, it recognises the importance of ensuring residents are active partners in shaping local priorities, place based integrated interventions and decision-making. To support this commitment, a Community Engagement Plan is currently in development.

Delivering targeted Hyperlocal Area-Based working as a cross-cutting commitments strengthen neighbourhood-level responses through targeted, place-based community safety approaches tailored to specific local needs, strengths and characteristics of local communities. It recognises experiences of crime, disorder and community safety issues are not the same across the borough and can vary significantly between geographical areas and population groups. This approach supports equality by enabling services and interventions to be designed and delivered in a way that reflects the demographics, diversity, vulnerabilities and priorities of individual communities.

Sexual orientation

Sexual orientation - Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
According to Census 2021 data for residents aged 16 years and over, Southwark has one of the largest LGBT+ populations nationally: • 83.0% Heterosexual or Straight • 3.3% Gay or Lesbian • 3.8% Bisexual • 1.3% Other sexual orientation • 8.6% Did not answer Overall, approximately 8.4% of Southwark residents identified as lesbian, gay, bisexual, or another non-heterosexual orientation. This represents a significant community whose experiences and needs should be	Research carried out by Galop found "The vast majority of LGBT+ sexual violence survivors surveyed did not report to the police — only 12% had reported their most significant experience of sexual violence. There were multiple factors that deterred them from doing so, including being worried that the police would discriminate against them because of their LGBT+ identity (25%), fearing that they would not be taken seriously (51%) and thinking that the police would not be able to do anything (56%)."

considered within community safety planning, victim support provision, and wider partnership responses. The Southwark LGBTQIA+ Joint Strategic Needs Assessment (JSNA) highlights that LGBT+ residents can experience specific inequalities relating to safety, discrimination, mental health, and access to services. Experiences of prejudice, harassment, and hate crime can have a significant impact on wellbeing, confidence, and community participation and may influence willingness to engage with statutory services. There are significant limitations in the availability of local data relating to sexual orientation and crime. Metropolitan Police Service (MPS) crime recording systems do not routinely provide data that enables comprehensive analysis of victims by sexual orientation. As a result, it is not currently possible to assess whether lesbian, gay, bisexual, and other LGBT+ residents experience disproportionate levels of victimisation, repeat victimisation, or specific crime types compared to heterosexual residents. However, hate crime data provides some indication of the experiences of LGBT+ communities. Community Safety Partnership Strategic Assessment (CSP SA) 2025/26 data recorded: • 152 homophobic hate crime offences during 2025/26 • 139 homophobic hate crime offences during 2024/25 This represents an increase in recorded offences. Whilst this may reflect increased reporting and confidence in reporting mechanisms, caution should be exercised when interpreting recorded hate crime figures. National evidence consistently suggests that hate crime affecting LGBT+ communities remains under-reported due to concerns about discrimination, fear of not being believed, previous negative experiences of services, concerns regarding confidentiality, and perceptions that reporting will not result in meaningful action. Consequently, recorded offences are unlikely to fully reflect the extent of homophobic abuse, harassment, and victimisation experienced by LGBT+ residents. The relatively low number of recorded offences when considered alongside the size of Southwark's LGBT+ population may indicate that some incidents continue to go unreported. The Community Safety Partnership Strategic Assessment 2025/26 identifies a significant evidence gap in relation to substance misuse treatment services. National Drug Treatment Monitoring System (NDTMS) reporting does not currently provide analysis by sexual orientation within available local reporting. As a result, it is not possible to assess whether LGBT+ residents experience inequalities in relation to: • Access to treatment services • Engagement with treatment programmes • Retention and completion rates	People who are lesbian, gay or bisexual can face additional barriers when experiencing crime, including discrimination, social isolation, fear of being judged or outed, and reduced confidence in accessing support. These challenges may be compounded by other factors such as poverty, housing insecurity, disability, race, age or faith. Without appropriate support, this can lead to under-reporting, poorer wellbeing and reduced access to justice. Mitigation should focus on ensuring services are inclusive, accessible and informed by lived experience, with specialist support available where needed and LGBT+ communities meaningfully involved in service design and delivery. [safelives.org.uk], [galop.org.uk], [committees...liament.uk] People who are lesbian, gay or bisexual may experience additional challenges when they are victims of crime, particularly where discrimination, exclusion or fear of prejudice affects their ability to access support. Factors can include: • Fear of being "outed" to family, employers, faith groups or communities. • Lower trust in authorities due to previous experiences of discrimination. • Financial dependence on an abusive partner or family member. • Housing insecurity, including being forced to leave home because of sexual orientation. • Social isolation or lack of family support. • Barriers to employment or economic opportunities resulting from discrimination. • Lack of access to specialist support services that understand LGBT+ experiences. • Language, cultural or faith-related barriers for people from minority ethnic communities. • Additional discrimination where sexual orientation intersects with disability, race, age or gender identity.

• Treatment outcomes This limits understanding of whether current services are meeting the needs of LGBT+ residents equitably and whether there are any barriers to accessing support. LGBT+ individuals can experience substance misuse risks linked to discrimination, minority stress, trauma, and social exclusion. Specific issues such as Chemsex may increase vulnerability to exploitation, sexual violence, mental health issues, and drug-related harm. Fear of stigma may reduce engagement with treatment or reporting of crime, requiring inclusive support pathways and trauma-informed policing responses. The Southwark Resident Insight Survey (Wave 4, March 2026) did not provide sufficiently detailed findings relating to sexual orientation. Consequently, there is limited local evidence regarding: • Perceptions of safety • Confidence in local services • Experiences of crime and anti-social behaviour • Trust in reporting mechanisms • Feelings of belonging within local communities This represents a gap in local intelligence and restricts understanding of the lived experiences of LGBT+ residents within Southwark. There are also significant limitations in relation to anti-social behaviour (ASB) data. Police ASB datasets do not include information regarding victims, while council ASB records do not routinely collect demographic information, including sexual orientation. It is therefore not possible to determine whether LGBT+ residents experience disproportionate levels of anti-social behaviour, harassment, or targeted nuisance behaviour, nor whether reporting and enforcement outcomes differ across communities. The absence of robust local data should not be interpreted as evidence of low need or low impact. Rather, it highlights a significant gap in understanding the experiences of LGBT+ residents across community safety services. Current evidence suggests that: • The size of Southwark's LGBT+ population is substantial. • Recorded homophobic hate crime continues to occur across the borough. • Existing datasets do not adequately capture sexual orientation across crime, anti-social behaviour, victim support, and substance misuse services. • Community safety partnership data is therefore unable to provide a comprehensive assessment of potential disproportionality or inequalities affecting LGBT+ residents. Improving data collection and monitoring, where appropriate and proportionate, would strengthen the	The above can result in: • Under-reporting of hate crime, domestic abuse and sexual violence. • Poor mental health, including anxiety, depression and trauma. • Increased isolation and reduced informal support networks. • Homelessness or housing instability. • Economic hardship caused by abuse, discrimination or loss of family support. • Reduced confidence in public services and criminal justice agencies. • Greater risk of repeat victimisation where support is not accessed early.

evidence base and support the development of more targeted and effective interventions. Available evidence suggests that LGBT+ residents may experience distinct community safety issues relating to hate crime, discrimination, harassment, and barriers to reporting. However, limitations in existing datasets make it difficult to quantify the scale of these issues locally or assess the effectiveness of current interventions. The increase in recorded homophobic hate crime offences demonstrates an ongoing need to maintain a focus on preventing hate crime, supporting victims, and improving confidence in reporting mechanisms. The absence of detailed information within key community safety datasets may also mean that specific needs and experiences of LGBT+ residents are not fully visible within existing service planning and performance monitoring arrangements.	

Equality information on which above analysis is based

Census 2021 Protected Characteristics - Southwark.gov.uk

Census and Demographics - Southwark.gov.uk

Southwark Resident Insight Survey (Wave 4) – March 2026, used in CSP SA 2025/26

Free to be safe - Safelives.org.uk

Hate Crime Reporting - Lgbt.foundation

Evidence - Committees.parliament.uk

Galop research: Navigating the criminal justice system and support services as an LGBT+ survivor of sexual violence - Equallyours.org.uk

LGBT-victim-survivor-views-on-interventions-for-those-who-cause-harm-in-their-relationships - Drivepartnership.org.uk

Mitigating and/or improvement actions to be taken

Create and deliver targeted work and resources to improve engagement with local victims and survivors from minoritised communities and increase service provision options for groups underrepresented including LGBTQ+ communities, older people, and people with disabilities and race.

To reduce risks, the SCP can:

- Ensure services are visibly inclusive and welcoming to LGBT+ people.
- Provide specialist advocacy and support pathways for LGBT+ victims.
- Train staff to understand LGBT+ experiences and avoid assumptions.
- Use community engagement to ensure LGBT+ voices influence service design.
- Improve reporting options and victim support for hate crime and abuse.
- Work with specialist organisations such as Galop and LGBT Foundation.
- Ensure communications, policies and data collection recognise diverse sexual orientations.
- Consider intersectionality when developing prevention and safeguarding responses.

- Monitor outcomes to identify and address inequalities in access, experience and results. [galop.org.uk], [safelives.org.uk], [galop.org.uk]

Mitigating and/or improvement actions to be taken

Under the Increasing Trust and Confidence priority, forward delivery actions include integrating hate crime initiatives to safeguard vulnerable individuals and communities across the borough

Community Safety Partnership Board Partners facilitate tension monitoring, which captures information on extremists and hate crime incidents, events and community concerns about safety and wellbeing, helping agencies to respond proportionately, address emerging risks and strengthen community resilience. Engagements focus on understanding community experiences of all forms of hate crimes, including racially and religiously motivated hate, disability hate crime, homophobic, biphobia and transphobic hate crimes, as well as extremist protests, online rhetoric and remarks designed to create community tensions and division. Feedback from local people, businesses and communities helps shape partnership priorities, targeted enforcement, outreach and reassurance deployments, prevention activities, promotion of relevant support services and reporting of local hate crimes, such as extremist and the removal of offensive images, graffiti and stickers.

The Strategy identifies Delivering Through Hyperlocal Area-Based Working as a cross-cutting commitments strengthen neighbourhood-level responses through targeted, place-based community safety approaches tailored to specific local needs, strengths and characteristics of local communities. It recognises experiences of crime, disorder and community safety issues are not the same across the borough and can vary significantly between geographical areas and population groups. This approach supports equality by enabling services and interventions to be designed and delivered in a way that reflects the demographics, diversity, vulnerabilities and priorities of individual communities.

Human Rights

Human Rights
There are 16 rights in the Human Rights Act. Each one is called an article. They are all taken from the European Co
Right to Liberty, Fair trial, Retrospective penalties, Privacy, Freedom of conscience, Freedom of expression, Freedo

Potential impacts (positive and negative) of proposed policy/decision/business plan

The Southwark Community Safety Partnership Strategy is expected to have a positive impact on human rights by p
freedom from discrimination and community participation through trauma-informed, culturally competent, accessible
accessing support, including people with protected characteristics under the Equality Act 2010.

Article 2: Right to Life Improved partnership working, safeguarding and targeted interventions may help prevent s

Article 3: Freedom from Torture and Inhuman or Degrading Treatment Trauma-informed, anti-racist and

Article 5: Right to Liberty and Security Community safety initiatives, safeguarding arrangements and crime

Article 8: Right to Respect for Private and Family Life Improved victim support, safeguarding and tailored

Article 9: Freedom of Thought, Conscience and Religion Anti-discriminatory approaches can help ensure

Article 10: Freedom of Expression Engagement with communities and people whose voices are less often

Article 11: Freedom of Assembly and Association Community engagement and partnership working suppo

Article 14: Protection from Discrimination The commitment to anti-racist, intersectional and inclusive servic

Information on which above analysis is based

- https://assets.publishing.service.gov.uk/media/639b2ec3e90e072186e1803c/Final_Serious_Violence_D
- https://committees.parliament.uk/writtenevidence/92715/pdf/
- https://data.london.gov.uk/dataset/mps-monthly-crime-dahboard-data
- https://dewischoice.org.uk/wp-content/uploads/2021/02/Dewis-Choice-Duluth-Wheel-1.pdf
- https://drivepartnership.org.uk/wp-content/uploads/2023/09/LGBT-victim-survivor-views-on-intervention
- https://galop.org.uk/resource/an-isolated-place-lgbt-domestic-abuse-survivors-access-to-support/
- https://lgbt.foundation/help/hate-crime-reporting/
- https://londonsafeguardingchildrenprocedures.co.uk/chapter/pg25-honour-based-abuse
- https://maternityandmidwifery.co.uk/safelives-ending-domestic-abuse-the-midwives-role/
- https://moderngov.southwark.gov.uk/documents/s127434/Appendix%201%20-%20Joint%20Strategic%
- https://policeprofessional.com/news/ipcc-investigation-finds-%C2%91alarming-failings%C2%92-in-pilki
- https://safelives.org.uk/research-policy-library/free-to-be-safe/
- https://safelives.org.uk/research-policy/health/idvas-in-maternity-units/
- https://safelives.org.uk/resources-for-professionals/spotlights/spotlight-older-people-and-domestic-abus
- https://safelives.org.uk/resources-for-professionals/spotlights/spotlight-young-people-and-domestic-abu
- https://safelives.org.uk/sites/default/files/resources/Briefing%20-%20Transgender%20Victim-Survivors
- https://services.southwark.gov.uk/assets/attach/169610/Census-2021-Profile-Demography-and-Migrati
- https://services.southwark.gov.uk/assets/attach/169632/Census-2021-Profile-Ethnicity-Identity-Langua
- https://services.southwark.gov.uk/health-and-wellbeing/public-health/southwark-health-data/our-popula
- https://survivingeconomicabuse.org/im-supporting-someone/resources-for-professionals/coordinated-c
- https://www.angiolini.independent-inquiry.uk/
- https://www.cps.gov.uk/types-crime/violence-against-women-and-girls/honour-based-abuse
- https://www.ethnicity-facts-figures.service.gov.uk/crime-justice-and-the-law/policing/confidence-in-the-l
- https://www.ethnicity-facts-figures.service.gov.uk/housing/housing-conditions/overcrowded-households
- https://www.equallyours.org.uk/galop-research-navigating-the-criminal-justice-system-and-support-serv
- https://www.galop.org/
- Policing oversight board annual report
- https://www.galop.org.uk/support-services
- https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&cad=rja&uact=8&ved=2ahUKEw
  03%2FLesbian_%2520Gay_%2520Bisexual_%2520Trans_%2520Queer_%2520Intersex_%2520Asex
- https://www.gov.uk/government/publications/community-safety-partnerships/community-safety-partners
- https://www.gov.uk/government/publications/domestic-abuse-support-within-safe-accommodation/deliv
- https://www.gov.uk/government/publications/protection-from-sex-based-harassment-in-public-act-2023/
- https://www.gov.uk/government/publications/serious-violence-duty
- https://www.gov.uk/government/publications/victims-and-prisoners-bill/victims-code-fact-sheet
- https://www.legislation.gov.uk/ukpga/1998/37/contents
- https://www.met.police.uk/SysSiteAssets/media/downloads/force-content/met/about-us/london-race-act
- https://www.met.police.uk/SysSiteAssets/media/downloads/met/about-us/baroness-casey-review/updat
- https://www.ons.gov.uk/visualisations/censusareachanges/E09000028/
- https://www.southwark.gov.uk/community-engagement/southwark-stands-together
- https://www.southwark.gov.uk/community-engagement/southwark-stands-together/our-anti-racist-pledg
- https://www.southwark.gov.uk/health-and-wellbeing/public-health/southwark-health-data/our-population
- https://www.southwark.gov.uk/sites/default/files/2025-02/census_2021_profile_-_protected_characteris
- https://www.southwark.gov.uk/sites/default/files/2025-03/Lesbian_%2520Gay_%2520Bisexual_%2520T
- https://www.southwark.gov.uk/sites/default/files/2026-03/Policing-Oversight-Board-annual-report.pdf
- https://www.starsupport.org.uk/transforming-spaces

- https://www.theduluthmodel.org/wp-content/uploads/2017/03/PowerandControl.pdf

Mitigating and/or improvement actions to be taken

- Use data, intelligence and lived experience to identify disproportionality, target resources effectively and rec
- Monitor outcomes to ensure community safety interventions improve safety, wellbeing, independence and c
- Service delivery plans should include clearer analysis and monitoring of impacts on people with protected c
- Appropriate specialist cross agency workforce training should incorporate people including from all protecte and understanding perpetrator coercive and controlling, disguised compliance / behaviours used to groom p
- Produce communications campaigns and publicity highlighting how to access relevant support appropriate people to be understood, where necessary providing access to multi-lingual advisers, translation and interp
- Partners within the Southwark Community Safety Partnership Board Provide anti-racist, intersectional, inclu
- Create and deliver targeted work and resources aligned with the Southwark Community Safety Partnership communities and increase service provision options for groups under-represented including LGBTQ+ comm
- Southwark Community Safety Partnership Board delivery plans should include clearer analysis and monitor
- The SCP will address issues of disproportionality and engage with people who are often less heard or not y
- Identify and respond to vulnerability, exploitation, and cumulative harm at the earliest opportunity through e
- Recognise and address the impacts of trauma, discrimination, socio-economic disadvantage and place-bas
- Ensure children, young people and adults at risk are recognised as potential victims of exploitation and abu
- Disrupt serious and organised crime, including the exploitation of children and vulnerable adults, county line
- Improve accessibility and remove barriers to reporting crime and accessing services for disabled people, ol
- Build trust and confidence through meaningful engagement with communities, particularly people dispropor

Section 5: Conclusions

Summarise main findings and conclusions of the overall equality impact and needs analysis for this area:

The Southwark Community Safety Partnership Strategy aims to prevent and reduce crime, disorder, antisocial behaviour, drug-related harm, violence, exploitation and abuse across the borough. To do this effectively, the Partnership must recognise that crime and community safety issues are not experienced equally by all residents, visitors, businesses or communities. The analysis above identifies disproportionality linked to age, disability, race, sex, gender identity, sexual orientation, religion or belief, pregnancy and maternity, and wider socio-economic factors including poverty, housing insecurity, health inequalities, social exclusion, immigration status, trauma and previous experience of statutory services. These factors can overlap and compound vulnerability, affect confidence in reporting, influence access to support, and shape how safe people feel in their homes, neighbourhoods and public spaces.

The Strategy's focus on prevention, early intervention, safeguarding, evidence-led problem solving, hyperlocal working and increasing trust and confidence provides a positive framework for reducing harm and improving community safety outcomes. However, the benefits of the Strategy will only be fully realised if partnership delivery continues to address the structural, social and practical barriers that affect different communities. This includes improving the use of available data and community insight, strengthening engagement with people whose voices are less often heard, ensuring clear reporting and support pathways, and taking account of localised inequalities

when priorities, resources and interventions are agreed through the CSP's annual decision-making process.

Further equality actions and objectives

Further actions			
Based on the analysis above, the following actions will be progressed through the Southwark Community Safety Partnership Strategy, annual delivery plans and relevant partnership governance arrangements. These actions reflect the mitigations identified across the protected characteristics and will be reviewed as part of annual CSP decision-making.			
Number	**Description of issue**	**Action**	**Timeframe**
1	Regional data standards and sharing practices limit the extent to which local CSP partners can directly improve demographic recording across crime and victim support and other datasets.	Use the data available to the CSP, alongside partner intelligence, community insight, lived experience and engagement activity, to identify disproportionality, evidence gaps and barriers to access. Where data limitations sit outside local control, the CSP will record these limitations transparently and use local insight to inform annual priority setting, delivery planning, resource allocation and review of impact.	2026 to 2030, reviewed annually through CSP governance.
2	Some residents experience barriers to reporting crime, accessing support or engaging with public agencies, particularly where trust and confidence is lower.	Under the Increasing Trust and Confidence priority, strengthen signposting to reporting routes, safeguarding pathways and specialist support services. Target communications and engagement towards communities disproportionately affected by hate crime, violence, abuse, exploitation or hostility, and where confidence in public sector agencies is lower.	2026 to 2030, with annual review through delivery planning.
3	People affected by domestic abuse, VAWG, exploitation, hate crime, drug-related harm, ASB and serious violence may require coordinated	Promote integrated multi-agency working across community safety, health, housing, social care, education, criminal justice, VCS and specialist by-and-	2026 to 2030, monitored through CSP delivery plans.

	support across several agencies.	for services to strengthen safeguarding, early identification, referral pathways, recovery and resilience.	
4	There is a risk that trauma, coercive control, adultification, disability-related abuse, exploitation or disguised compliance may not be recognised consistently across frontline practice.	Develop and deliver specialist multi-agency training that covers protected characteristics, trauma-informed practice, professional curiosity, coercive control, adultification, victim-blaming, disguised compliance, exploitation and perpetrator manipulation of victims and professionals.	2026 to 2030, with content refreshed as risks and evidence develop.
5	Community safety issues are experienced differently by place, population group and level of vulnerability, and borough-wide approaches may not address localised inequalities.	Use hyperlocal, area-based working to tailor prevention, enforcement, reassurance, engagement and support activity to the needs, characteristics and strengths of different neighbourhoods and communities.	2026 to 2030, reviewed through annual delivery plans.
6	Misinformation, extremist narratives, harmful stereotypes and poor access to accessible information can increase fear, tension and barriers to support.	Deliver accessible and inclusive communications that provide clear information on prevention, reporting, safeguarding and support. Communications should be available in appropriate formats and languages, challenge harmful narratives and support informed decision-making by residents and businesses.	2026 to 2030, aligned to annual communications and engagement planning.
7	People and communities who are less often heard may not be sufficiently represented in consultation, engagement, service design or decision-making.	Deliver the Community Engagement Plan to ensure residents, VCS partners, faith groups, businesses, young people and underrepresented communities help shape CSP priorities, local interventions and annual delivery activity.	2026 to 2030, reviewed annually alongside CSP decision-making.

Equality and socio-economic objectives (for business plans)				
Based on the initial analysis above, please detail any of the equality objectives outlined above that you will set for your division/department/service. Under the objective and measure column please state whether this objective is an existing objective or a suggested addition to the Council Plan.				
Objective and measure	**Lead officer**	**Current performance (baseline)**	**Targets**	
			Year 1	**Year 2**

Review of implementation of the equality objectives and actions				

Implementation Equality Impact and Needs Analysis

Agenda Item 11

Meeting Name:	Executive
Date	15 September 2026
Report title:	Gateway 3: Ledbury Estate Renewal Section 8-12 Approval (Phase 2)
Executive Member:	Councillor Alexandra Austin, Executive Member for Public Works and New Homes
Ward(s) or groups affected:	Old Kent Road
Classification:	Open
Reason for lateness (if applicable):	Not applicable

FOREWORD – COUNCILLOR ALEXANDRA AUSTIN, EXECUTIVE MEMBER FOR PUBLIC WORKS AND NEW HOMES

The Ledbury Estate Renewal is one of Southwark's most important housing projects, delivering on the commitment made to residents following the estate ballot and creating safe, modern homes for current and future generations. With Phase 1 nearing completion and residents preparing to move into their new homes, we are now at a significant milestone in the programme's delivery.

The recommendations in this report will allow the council to progress Phase 2 of the renewal, bringing forward the construction of new homes, community facilities and improvements to the public realm. Moving ahead at this stage will help maintain momentum, reduce the overall delivery period and ensure that the benefits of the scheme are realised sooner for residents and the wider community.

A particularly positive aspect of these proposals is the opportunity to increase the number of council homes for social rent delivered through the development. Subject to approval, all 65 homes previously intended for private sale across both Phases would instead become council homes for social rent, helping more households access secure and genuinely affordable housing while supporting the council's wider ambition to tackle the housing crisis.

Alongside the delivery of new homes, the proposals are supported by additional external funding and a financing approach that strengthens the long-term value of the scheme for the council. The Ledbury Estate Renewal will provide lasting benefits through high-quality, energy-efficient homes, improved neighbourhood facilities and opportunities for local people, creating a stronger, safer and more sustainable community for years to come.

RECOMMENDATION(S)

Recommendations for the Executive Committee

That the Executive Committee:

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 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.
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).
5. 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.
6. 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.
7. 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.
8. Notes the anticipated Start on Site date of October 2026 for Phase 2 and associated benefits as outlined in paragraphs 35 to 37.
9. 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.
10. Further recommendations given in the closed report.

REASONS FOR RECOMMENDATIONS

11. The reason for the proposed recommendations and variation in this report is detailed between paragraphs 49 to 51.

ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

12. The alternative options considered to the proposed variation are set out in the section entitled 'Alternative Options Considered' found in paragraphs 53 to 58.

POST DECISION IMPLEMENTATION

13. Once the recommendation(s) within this report have been approved:

    13.1. Contract management and monitoring will be ongoing; the details of which are set out in the section entitled 'Contract Management and Monitoring' in paragraphs 72 to 73.

    13.2. Implementation of this decision will be confirmed following the Executive meeting (taking account of all required standstill periods as detailed in Table 2 with implementation of the contract variation undertaken through a Deed of Variation to the Ledbury Estate Regeneration Contract.

    13.3. Following approval of the recommendations within the report, the service, being a single project construction scheme, will be delivered in accordance with the contract sections 8 – 12 (see Appendix 3).

BACKGROUND INFORMATION

<u>Ledbury Estate Renewal Context</u>

14. Phase 1 of the Ledbury Estate Renewal is currently on site, with construction progressing well and the homes nearing completion. Phase 1 will deliver 51 new council homes for social rent, 9 homes for leaseholders and 20 homes for private sale to help fund the development, completing in autumn 2026.

15. These high-quality new homes are in the process of being allocated to residents with the right to return. Both Leaseholders and Secure Tenants are currently going through the process of the pre-allocation of homes in Phase 1. Currently 45 are pre-allocated to those with a right to return, with the rest earmarked for those who live in the existing Ledbury homes but are on the council's waiting list for a move (e.g., over or under occupiers).

16. The Estate Renewal resulted from the discovery in 2017 of compromised structural integrity and fire compartmentation within the four towers of the Ledbury Estate. Following this, a four-option decision was presented to residents regarding future works and new homes options on the estate.

17. After direction from residents, this culminated in in a two-stage ballot that conformed to the broad parameters of the Greater London Authority's (GLA) guidance with residents choosing that the final ballot should be based on an option to redevelop the land of all four towers. The ballot took place in March 2021 with 61% votes cast for full demolition and rebuild based on an approved offer document (Appendix 1).

18. Following this a competitive tender process appointed Higgins based on a contract length of eight years from 2022 to 2030.

19. A budget from the Housing Capital Investment Programme has previously been assigned for the Ledbury estate renewal including two sub-phases:

20. Phase 1: Bromyard House Site (Contract Sections 1 - 6)

    20.1. 60 homes for social rent and shared equity (leaseholder replacement homes)

    20.2. 20 homes originally for Private Sale (these would become additional council homes for social rent subject to the recommendations of this report)

21. Phase 2: Skenfrith, Sarnesfield and Peterchurch Houses' site (Contract Sections 7 – 12)

    21.1. Demolition of Skenfrith House, Sarnesfield House, Peterchurch House, TRA Hall and undercroft garages (Section 7)

    21.2. 215 homes for social rent (Section 8 – 12)

    21.3. 45 homes originally for Private Sale (Section 8 – 12) (these would become additional council homes for social rent subject to the recommendations of this report)

    21.4. Replacement community centre and two commercial units (Section 8 – 12)

    21.5. Associated landscaping works and improvements to estate access road (Section 8 – 12)

22. Further details are given in the closed report.

23. A summary of the contract sections with descriptions, as agreed at the original contract execution, is included within Appendix 3 to this report.

24. A site plan of Phase 2 is included as Appendix 2.

25. Based the latest pre-allocation progress, it is expected that between 32 to 48 households, all secure tenants with a right to return, may exercise their right for a home in Phase 2 of the estate renewal.

<u>Phase 2 Financing Context</u>

26. Approval to progress to the demolition of Peterchurch, Sarnesfield and Skenfrith Houses (Section 7 of the contract) – was approved via GW3 in November 2025 (See Background Papers – BP2).

27. By approving this report, the council waived its right to use the first of its contractually provided break clauses.

28. The final approval stage for the estate renewal is the decision to progress with the construction of the Phase 2 site (Sections 8-12 of the contract).

29. As the contract with Higgins relied on providing a price for Phase 2, which was not anticipated to start until 2027, an inflationary uplift mechanism was included in the contract, allowing the contract sum submitted as part of the tender to be inflated to match current prices. This mechanism was linked to the industry standard BCIS Indices to inflate the contract sum.

30. This new contract sum has been received and is set out in the Financial Implications section (paragraphs 90 to 106).

31. The contract also included a second break clause that the council can choose to enact upon the receipt of this price. If this break clause is used, then the council will terminate the contract with Higgins, and only needs to pay them for any design work relating to Phase 2 that they have already done.

32. As outlined with Recommendation 1 and 7, it is recommended to the Executive that this break clause is not used so that the contract with Higgins continues with the approval of contract variations set out between paragraphs 33 to 42.5.

KEY ISSUES FOR CONSIDERATION

Key Aspects of Proposed Variation

33. There are both directly financial and non-directly financial elements to the variation for the Ledbury Estate Regeneration Contract – these are reviewed in turn.

<u>Uplift in Contract Sum Due – Financial Variations</u>

34. As outlined in paragraph 29, an inflationary mechanism for the pricing of Phase 2 has always been a contractual feature of the main works contract for the Ledbury Estate renewal.

35. Higgins are seeking to start the construction works for the Phase 2 new homes (Section 8 – 12) simultaneously whilst elements of the demolition work (Section 7) are ongoing. Appendix 3 offers an overview of the contractual sections for Ledbury.

36. Higgin's ambition is to start the new homes works (section 8-12) in October 2026, which approval of this report will help facilitate. The benefits to the council of this are:

    36.1. Lower overall cost to the council due to reduced delivery timelines and therefore less inflation. This is particularly pertinent given the heightened market volatility around construction projects linked to geopolitical events.

    36.2. A shorter programme duration with less construction impact on residents, the local school, and the wider ward.

    36.3. Income coming into the Housing Revenue Account at an earlier date via the earlier completion of Phase 2 which is directly facilitated by the earlier start on site vis-à-vis the contractual timeline dates.

37. On the predication of an October 2026 start on site for Phase 2, Higgins have confirmed that the applied uplift for Phase 2 for Section 8 -12 will be £35,375,849.

38. This figure includes both the inflationary uplift and range of essential additions to the contract in order to make the design compliant with prevailing regulatory standards, most notably those related to High-Risk Buildings as defined by the Building Safety Act 2022 including passing through the Building Safety Regulator's (BSR) Gateway 2 and 3 processes.

39. The council could choose to utilise its second and final break clause; however, this report does not recommend this option (as per Recommendation 7) for the following reasons:

    39.1. The BCIS indices has a significant time lag associated with it, so that it is not truly reflecting known market inflation in the sector that has been

substantiated by the council's Employer's Agent and demonstrated by other more dynamic indices and, as such, it contributes to the seemingly large gap between present price and contractually specified price.

39.2. Higgins are mobilised on site and have an unparalleled grasp of the works and the implementation strategy.

39.3. Relatedly, there would be significant de-mobilisation costs to pay.

39.4. Re-procuring a developer for this site would have significant time lags associated with it and be subject to market appetite. Given the salience of this estate renewal (and the reason for its starting) this would pose a significant reputational risk to the council.

39.5. Relatedly, it is far from certain that any partner could deliver this scheme at a more commercially attractive rate on similar terms, particularly given the above noted delays in procuring a partner.

39.6. Further delays in this project, particularly those 45 homes in Phase 2 historically planned to be private sale, risks the use of Right to Buy receipts (see paragraphs 43 to 48).

40. Given these points and (paragraphs 39.1 to 39.5) and others outlined below, it is recommended to the Executive to progress into Section 8 – 12 of the contract.

41. Further details are given in the closed report.

Other Variations to the Contract - Non-Financial Variations

42. In addition to the above-noted financially oriented changes, there are several other matters that require to be changed within the contract by way of a Deed of Variation. These are:

42.1. Roles and responsibilities for the BSR Gateway 3 application: Roles and responsibilities need to be clearly defined and agreed to support the timely and efficient submission of a Gateway 3 application to the Building Safety Regulator. This application is required for three of the four buildings in Phase 2. Without approval, the scheme cannot be formally handed over from Higgins to the council.

42.2. Splitting of Section 9: Due to differences in how the Phase 2 buildings are being assessed through building control, the project team considers it sensible to split Section 9 of the contract so that completion of the Building B4 and Building B3 could potentially happen at different times and a partial possession of the phase could be considered. This would allow for the possibility of handing over Block B3 (assessed by Southwark Council's building control service) separately from Block B4 (assessed via the Building Safety Regulator) which wouldn't be possible without the splitting of Section 9. See Appendix 3 for details on Section 9.

42.3. Adjusting the sectional completion date: The completion date for Section 3 will be moved to a later date. This is to allow for a delayed handover of the Multi Use Games Area, due to its current use as part of the site compound. This was essential given site constraints and downsides of alternative options. See Appendix 3 for details on Section 3.

42.4. Updating the contract to reflect the change in tenure mix: Subject to the approval of Recommendation 2 updating the contract to reflect the 100% council home for social rent tenure mix across both phases.

42.5. Updating contractual drawing sets: Following the approval of minor material amendments by Southwark Council as Local Planning Authority in July 2025, updated drawings need to be formally included in the contract. This ensures that all parties are working from the most recent and approved design information for Phase 2.

Use of Alternative Financing

43. In addition to the above variations the other key element of this report is context and requested approval of use of Right to Buy receipts to fund the Ledbury Estate renewal scheme.

44. As originally contractually specified, the overall scheme included 65 private sale homes, 20 in Phase 1 and 45 in Phase 2.

45. The report is seeking approval to vary the contract so as to deliver these 65 homes as council homes for social rent.

46. Right to Buy receipts would be utilised to cover the works costs of building these homes.

47. This would equate to the use of £36,950,000 in retained Right to Buy receipts, as outlined within Recommendation 2.

48. The impact of the changes is explored below in the focused finance section (see paragraphs 90 to 106.

Reasons for Variation

49. The reason for the variation is to comply with contractual mechanisms that were agreed within the original signed contract and which always required contractual variations (via a Deed of Variation) to be put into effect (e.g., uplift in contract sum linked to the inflationary mechanisms, as outlined in paragraph (29).

50. Furthermore, the variation to the contract picks up a range of additional changes, required to comply with:

50.1. the current Building Safety Act 2022 requirements (see details in the closed report)

50.2. formalise the requirements for costs that have been expended beyond allotted provisional sums within the contract (see details in the closed report);

50.3. agree costs associated with current inflationary pressures brought on by the existing geopolitical instability and its indirect effects on construction costs (see details in the closed report); and,

50.4. adjust the contract so as to pick up changes to designs and scopes, particularly in light of planning amendments following the original permission (paragraphs 42 to 42.5)

51. Finally, variations also tie to the decision to, subject to approval, change the tenure of the 65 market sale homes as outlined within Recommendation 2 and 5.

Future Proposals for this Service

52. Beyond what is specified above, there are no changes to the delivery of this service, given it is a single project works contract.

Alternative Options Considered

53. The council could choose to enact the second available unilateral break clause within the Ledbury Estate Regeneration Contract. Doing so would essentially terminate the contract with the only sums payable to Higgins being for works undertaken to date for Phase 2.

54. Doing this would also leave the council with no viable way to complete the Ledbury Estate renewal (beyond considering an alternative procurement route) which would incur considerable time delays and potentially expense associated with added inflation in the construction market.

55. The council currently has no alterative procurement method mapped out and any form of Development Agreement or Joint-Venture, would, based on experience within the service, inevitably deliver a lower number of council homes for social rent. This would then create a considerable risk that the council would not comply with the terms of the 2021 GLA ballot, which could, in turn, threaten grant allocation – both future and already expended (with associated interest on grant return payments to the GLA).

56. Furthermore, leaving the site empty for protected periods would leave the council needing to find financial resource for security of this large and prominent site.

57. Leaving the site empty whilst an alternative strategy was developed would also likely increase the reputational impact on the council and threaten future demand to work with the council on new build developments of this scale for which there isn't a deep market of potential suppliers - many of whom are in demand for other social landlords (both council and housing association).

58. The council could choose not to enact some of the additional variations outlined in paragraphs 42 to 42.5, however, most are essential to meet statutory or contractual requirements, and the remainder are cost neutral to the council and will support the efficient delivery of the remainder of the Ledbury Estate renewal.

59. Taking the above paragraphs (54 to 58) together, the variations offer value for money for the council in that the affordability impact of progressing are positive vis-à-vis the originally conceived contract and potential negative impacts both diffuse and with the potential for high impact to the council.

60. Further details are given in the closed report.

Identified risks for the Variation

61. There are several risks, outlined in Table 1, associated with both agreeing this variation and associated risks of not agreeing elements of this variation (e.g. enacting the break clause).

Table 1 - Risk and Mitigations

Risk	Risk Level	Risk Mitigation
Insufficient existing budget to complete the Ledbury Estate renewal project within the approved envelope.	High	A revised budget will be needed to complete the Ledbury Estate Renewal as requested for approval within Recommendation's within the closed report; however, critically between the additional GLA grant income (see paragraphs 108 to 115) and the inclusion of Right to Buy receipts replacing previously debt-financed homes (see paragraphs 43 to 48) the actual material position of the council with regard to overall debt totals will be significantly lower than the baseline position of the original scheme. This will be combined with active value engineering and strategic rescoping to bring down headline costs as well.
Simultaneous demolition and construction activities lead to site coordination and disruption risks.	Medium	The officer team, in conjunction with the on-site contractor will implement a detailed phasing and logistics strategy governed through the contractor's construction management plan, supported by clear interface definitions between demolition and build activities. This will include programme integration, coordinated access and safety controls, and regular joint planning reviews. Strong employer-side contract management presence will be required to monitor sequencing and ensure compliance with agreed methodologies.
Splitting Section 9 and potentially allowing the partial possession introduces risks relating to occupation, certification and defects.	Low	Define clear sectional completion criteria, certification pathways and responsibilities within the Deed of Variation to ensure no ambiguity at handover. Robust procedures for defects management, building safety sign-off and interface responsibilities between occupied and live construction areas will be established. Enhanced coordination between the contractor, building control bodies and the council will be required to manage phased occupation safely. Retentions of monies will be contractually confirmed via the forthcoming Deed of Variation.

Risk	Risk Level	Risk Mitigation
Progressing beyond this point removes the council's ability to exercise further unilateral break clauses.	Low	Mitigation relies on ensuring that all key risks are fully understood and accepted prior to commitment, supported by comprehensive due diligence across cost, programme and deliverability. Governance approvals will be based on a clear demonstration of value for money and deliverability, with contractual protections maximised prior to entering the final phase where exit options are reduced.
Exercising the break clause would leave the council without a viable delivery route for this salient estate renewal scheme, causing inevitable delay, likely cost escalation due to inflation and reputational impact with both residents and key funders (e.g., the GLA).	Medium	The primary mitigation is to ensure that the current contract remains deliverable and represents best value, thereby reducing the likelihood that termination becomes necessary. Stakeholder communication plans will also be maintained to manage reputational exposure in the event of major change. Dialogue with key funders will be ongoing and transparent to ensure that if this risk materialised the impact from a grant allocation perspective can be managed.

62. Further details on risk are given in the closed report.

Procurement project plan (Key Decision)

63. Table 2 outlines the key milestones associated with this variation.

Table 2 - Key Milestones

Activity	Completed by/Complete by:
Forward Plan (If Strategic Procurement) Gateway 3	16/07/2026
Briefed Relevant Executive Member (Over £100k)	05/08/2026
DCRB Review Gateway 3:	03/08/2026
CCRB Review Gateway 3:	13/08/2026
Housing SMT Review Gateway 3:	06/08/2026
CMT Review Gateway 3:	19/08/2026
Notification of Forthcoming Decision – Despatch of Executive Agenda Papers	01/09/2026
Approval of Gateway 3 Report	15/09/2026
End Of Scrutiny Call-In Period and Notification of Implementation of Gateway 3 Decision	23/09/2026

Contract Variation Enacted	23/09/2026
Amend Contract Register	29/09/2026
Contract Amendment Start	29/09/2026
Publication of Modification Notice in Contracts Finder	29/09/2026
Contract Completion Date	31/03/2030

Policy implications

64. The proposals set out in this report are aligned with “Affordable, safe and green, The Joint Administration’s ambition for Southwark for the next 4 years”, which establishes the overarching objective of creating a fairer, greener and safer Southwark where all residents can thrive.

65. Progression of the Ledbury Estate renewal into Phase 2 supports this ambition through the delivery of high-quality housing, improved estate infrastructure and long-term neighbourhood regeneration. The scheme represents a continuation of the council’s strategic commitment to investing in its housing stock and communities. This is directly related to the priority around ‘tackling the housing crisis’.

66. The delivery of 260 new council homes for social rent makes a direct contribution to the Delivery Plan priority of providing decent homes for all. This responds to identified housing need within the borough and supports the council’s ambition to increase the supply of genuinely affordable homes. The proposals also reinforce the council’s long-term housing objectives by ensuring that existing residents are able to remain within the borough while benefiting from improved housing conditions.

67. The scheme is consistent with the Southwark Housing Strategy, which sets out a long-term approach to delivering new homes, improving existing stock and sustaining mixed and inclusive communities. The renewal of the Ledbury Estate supports these aims by replacing outdated housing with modern, high-quality homes and ensuring that provision is made for social rent alongside other tenures, thereby contributing to balanced and sustainable neighbourhoods.

68. In planning and regeneration terms, the proposals align with the Southwark Plan 2022, which provides the spatial and policy framework for development within the borough. The comprehensive redevelopment of the site, including new homes, community facilities and public realm enhancements, supports the Plan’s objectives to deliver well-designed places, optimise land use and ensure that development responds effectively to local context and need.

69. The scheme also supports wider policy objectives within “Affordable, safe and green, The Joint Administration’s ambition for Southwark for the next 4 years”, relating to ‘A borough we can afford’. The construction phase will generate employment, apprenticeships and training opportunities, delivering tangible benefits for residents.

70. In addition, the proposals contribute to the council’s climate commitments (e.g., such as those outlined by Priority ‘Serious action on climate’ (in “Affordable, safe and green”) by enabling the delivery of more energy-efficient homes, thereby

supporting broader objectives to reduce emissions and improve environmental performance across the borough. These homes will also support tackling fuel poverty for some of borough's lowest income residents and support significant bio-diversity improvements on the site.

71. The proposals are consistent with the council's equalities framework and broader social regeneration objectives. The delivery of new social-rented homes and associated improvements to the estate will support residents with the greatest need and contribute to reducing socio-economic inequalities. Overall, the scheme demonstrates strong alignment with the council's strategic policy framework, with "Affordable, safe and green, The Joint Administration's ambition for Southwark for the next 4 years," providing the primary basis for assessing policy conformity.

Contract Management and Monitoring

72. The council's contract register publishes the details of all contracts over £5,000 in value to meet the obligations of the Local Government Transparency Code. The Report Author must ensure that all appropriate details of this variation are added to the contract register via the eProcurement System.

73. Contract management will be managed via the dedicated Ledbury Estate renewal officer team led by the Strategic Lead for Estate Renewal, who will be supported, as appropriate, by other council team services such as property, engineering services, housing management, procurement and legal.

74. Phase 2 of the estate renewal has been brought forward against the original programme which will deliver income at an earlier date for the council.

75. This has been achieved despite having to redesign the whole scheme essentially after tender to accommodate the requirements of the Building Safety Regulations and the fact that this is the first council scheme for new build to go through the BSR GW2 process.

76. The delivery of the building has been of good quality to date, which has been confirmed by several quality assurance agents acting for the council (e.g., Clerk of Works). Overall, the officer team working on the contract believe that value for money being achieved to date on the contract.

77. Other KPIs around social value are performing reasonably given the point in the programme.

Community, equalities (including socio-economic) and health impacts

Community impact statement

78. There are no material changes to the community impacts associated with this variation compared to those outlined in the GW2 report that authorised the awarding of the contract (See Background Papers).

Equalities (including socio-economic) impact statement

79. The Public Sector Equality Duty has been considered, and no additional consultation is required.

80. There are no material changes to the equality impacts associated with this variation compared to those outlined in the GW2 report that authorised the awarding of the contract (See Background Papers).

Health impact statement

81. There are no material changes to the health impacts associated with this variation compared to those outlined in the GW2 report that authorised the awarding of the contract (See Background Papers).

Climate change implications

82. There are no material changes to the climate change impacts associated with this variation compared to those outlined in the GW2 report that authorised the awarding of the contract (See Background Papers).

Social Value considerations

83. The Public Services (Social Value) Act 2012 requires that the council considers, before commencing a procurement process, how wider social, economic and environmental benefits that may improve the well-being of the local area can be secured.

84. The council selected 10 mandatory social value measures for the tender. The contractor, as allowed for in the tender, included in their submission additional social value measures to be delivered. These included employees hired on the contract who are not in education, employment or training, work placements/pre-employment courses and innovative measures to safeguard the environment.

85. The targets that are progressing well in terms of delivery are; hours dedicated to supporting young people into work (16–24-year-olds), apprenticeships on the contract, employees black and minorities ethnic hired on the contract, staff hours spent on local school and college visits, voluntary hours supporting the voluntary community and social enterprises sector, resources invested in mental health campaigns for staff and volunteering time provided to support local community projects.

86. To ensure that remaining targets relating to the number of local people on the contract employed through the supply chain, employees hired on the contract who are long term unemployed, number of employees hired on the contract who are not in education, employment or training and the number of hours supporting unemployed people into work (above 24-year-olds) are met, an action plan has been agreed for Phase 2, that will specifically target these areas.

Economic considerations

87. The addition of 65 council homes for social rent, as facilitated by approval of Recommendation 2, will provide a stable grounding for 65 my households within Southwark and should help support their long-term contribution to the economy of Southwark due to lifetime tenancies associated with council homes for social rent.

Social considerations

88. The addition of 65 council homes for social rent, as facilitated by approval of Recommendation 2, will provide a range of social benefits associated with council homes for social rent, such as greater community cohesion and fewer social issues for those families transitioning out of temporary accommodation.

Environmental/Sustainability considerations

89. There are no material changes to the environmental/sustainability impacts associated with this variation compared to those outlined in the GW2 report that authorised the awarding of the contract (See Background Papers).

Financial Implications

90. The Ledbury Estate Regeneration Contract was procured with a contractual break clause between the demolition works (Section 7) and the construction of the Phase 2 development (Sections 8-12). This report therefore enables the Council to determine whether to proceed with Phase 2 in light of updated construction costs, funding opportunities and prevailing market conditions.

91. The updated Phase 2 price submitted by Higgins results in an increase of £35,375,849 to the current contract value. This increase principally reflects the operation of the contractually agreed inflation mechanism together with design amendments and regulatory changes required to comply with current building safety requirements. Approval of Recommendation 1 would increase the contract value from £179,960,999 to £215,336,848.

92. Further details are given in the closed report.

Financial Implications of the Proposed Tenure Change

93. Members should separately consider the financial implications of converting the 65 homes originally intended for private sale into council homes for social rent.

94. The principal financial consequence of this decision is that the Council would forego future capital receipts that would otherwise be generated through open-market sales. Based on current Red Book valuations, the 65 homes are estimated to generate approximately £32,600,000 of gross sales receipts. These valuations represent independent market valuations and do not necessarily reflect achievable sales prices, which would typically be expected to exceed Red Book values under normal market conditions. Actual receipts realised through sales could therefore be higher than the values reflected in the financial analysis.

95. Members should therefore recognise that approval of the proposed tenure change involves foregoing not only the estimated £32,600,000 of capital receipts but also any future upside associated with improvements in values or market conditions. These receipts could otherwise have been recycled into future housing investment and development activity.

96. Notwithstanding this, the original private-sale approach was not predicated on the delivery of homes at a loss. The market-sale homes were expected to be at least cost-neutral and generate capital receipts capable of supporting the wider financial objectives of the estate renewal programme.

97. The proposed tenure change should be viewed in the context of the Council's broader response to the increase in Phase 2 costs. Having reviewed options to improve the long-term viability and affordability of the scheme, a combination of increased GLA grant funding and the application of retained Right to Buy receipts has been identified as the preferred approach. Whilst this requires the Council to forego future market-sale receipts, it materially improves the funding position of the scheme, reduces borrowing requirements and supports the delivery of additional council homes for social rent.

98. Against the loss of future capital receipts, the proposal would:

    98.1. enable the application of £36,950,000 of retained Right to Buy receipts to support delivery of the 65 homes;

    98.2. generate an estimated present value rental benefit of approximately £25.1m over the appraisal period;

    98.3. result in a refund of approximately £1,450,000 of Community Infrastructure Levy funding to the HRA arising from the scheme becoming 100% affordable housing;

    98.4. remove exposure to future residential sales market risk; and

    98.5. deliver an additional 65 council homes for social rent.

Appraisal Assessment

99. The revised funding and tenure strategy had also been assessed through updated appraisal modelling. Three scenarios were considered:

    99.1. scenario 1: retention of the private sale homes under the original grant assumptions;

    99.2. scenario 2: retention of the private sale homes with the enhanced GLA grant rate; and

    99.3. scenario 3: conversion of the private sale homes to council homes for social rent, supported by enhanced GLA grant and Right to Buy receipts.

100. The appraisal indicates that the recommended approach produces the strongest financial outcome of the options assessed. It is the only scenario generating a positive Net Present Value, estimated at approximately £3,600,000, and also achieves the shortest payback period.

101. This improved appraisal performance principally reflects:

    101.1. the increase in non-borrowed funding through the enhanced GLA grant rate and the application of Right to Buy receipts;

    101.2. lower financing costs resulting from the reduction in borrowing requirements;

    101.3. the long-term rental income generated by the additional social rented homes; and

    101.4. the removal of reliance on future market-sale assumptions and associated risks.

102. Whilst appraisal outputs should not be considered in isolation, they provide additional assurance that the recommended funding and tenure strategy represents the most financially sustainable of the options assessed.

103. A tabulated summary of appraisal outcomes is included within Appendix 4.

Financial Conclusion

104. These changes increase non-borrowed funding by approximately £64,825,000 and reduce the borrowing requirement by approximately £48,214,502 despite the increase in overall scheme costs. The revised funding strategy therefore improves affordability, strengthens cashflow and materially reduces reliance on HRA borrowing.

105. Separately, Members are asked to recognise that the proposed conversion of 65 homes from private sale to social rent involves foregoing future capital receipts, likely to exceed the current Red Book valuation of approximately £32,600,000, that could otherwise support future housing development activity. This opportunity cost should be balanced against the benefits of reduced borrowing, improved funding certainty, removal of sales market risk, delivery of additional council homes for social rent and the long-term rental income generated by those homes.

106. On balance, the proposed approach is considered the more affordable and lower-risk basis on which to proceed with Phase 2 of the Ledbury Estate Renewal and is supported by the appraisal analysis, which identifies it as the strongest financial option of those assessed. Therefore overall, the variations represent value for money for the council.

107. Further details are given in the closed report.

Investment Implications (Housing Contracts only)

GLA Grant Uplift Success

108. Of critical importance to any new-build project focused on the delivery of affordable housing, particularly that of Council Homes for social rent is the level of grant made available from national, and where relevant, regional government to support the subsidisation of these tenures.

109. Ledbury has an agreed rate of £125,000 per social rented home delivered with the GLA. This equates to £32,500,000 in GLA grant for the originally specified 260 social-rented homes.

110. Whilst comparatively generous at the time of securing this rate with the GLA (c.2021), rapid construction cost inflation, intersected with the length of time for the entire scheme delivery – running at eight years, means that this rate is now increasingly insufficient to finance the building of social-rented homes.

111. The council has successfully negotiated a substantial grant increase from the GLA, doubling the per home grant amount to £250,000 for the Phase 2 social-rented homes, of which there are 215.

112. This represents an uplift of £27,875,000 to Southwark Council.

113. In addition, the GLA have also approved £250,000 for four previously reserved Shared Equity homes in Phase 1 which have now been released for social rent

following ex-Ledbury leaseholders choosing to purchase off the estate. An additional grant amount of £1m totalling a provisional total of £27,875,000.

114. In line with paragraph 113, any further previously reserved shared equity homes for ex-leaseholders will be changed into council homes for social rent if any of the remaining nine ex-leaseholders choose not to take up their current pre-allocations. This will attract a £250,000 grant from the GLA for each and every one of these.

115. Additional grant will help with short term pressures as 90% can be claimed at Start on Site and so will help alleviate borrowing pressures in the nearer term.

116. The 65 homes which will be transitioned from Private Sale to council homes for social rent (see paragraphs 43 to 48) cannot attract grant due to terms and conditions of the use of Right to Buy receipts.

Legal Implications

117. Please refer to the concurrent of the interim Director of Law and Governance.

Consultation

118. Consultation on the recommendations within this report has been undertaken with senior council officers, namely the Strategic Director of Housing and Strategic Director of Resources, as well as the Lead Member for New Homes & Sustainable Development via various boards held over the preceding months.

119. There is ongoing in-depth resident engagement as part of the Ledbury Estate Renewal as detailed in previous Ledbury Estate Renewal cabinet papers.

Other implications or issues

120. Recommendation 4 seeks approval for a minor variation to the Ledbury Estate renewal Local Lettings Plan.

121. These revisions would only alter the number of council homes for social rent from the originally approved 275 to all 340 homes delivered across the estate renewal (net the current nine leaseholder replacement homes).

122. All council homes for social rent would be allocated in accordance with the approved Local Lettings Plan in association with the most up to date Southwark Council Allocation policies.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Resources (PFS - Housing 26/046)

123. The proposal to convert the 65 homes previously intended for private sale into council homes for social rent will result in the Council foregoing future market-sale capital receipts that were previously assumed within the scheme funding model. Members should therefore consider both the financial opportunity cost associated with the loss of these anticipated receipts and the longer-term benefits arising from additional rental income, reduced borrowing requirements, the removal of residential market-sale risk, and the delivery of additional council homes for social rent.

124. The revised appraisal modelling indicates that the recommended funding and tenure strategy represents the strongest financial option amongst those assessed and that the scheme remains deliverable within the proposed funding arrangements.

125. Further details are given in the closed report.

Head of Procurement

126. The Executive is asked to approve the variation of the Ledbury Estate Regeneration contract with Higgins Partnerships 1961 PLC to increase the value from £179,960,999, to £215,336,848 to meet contractual inflationary uplifts, accommodate changes in sequencing, changes to the works required to meet Building Safety Act 2022 requirements and the Building Safety Regulations, as well as updates to drawing and tenure schedules.

127. The Executive notes that the proposed changes to the value and works set out in the report are permitted under the relevant procurement legislation, the Public Contracts Regulations 2015 section 72.

128. The Executive notes the reasons for the variation are detailed in paragraphs 49 to 51, the risks are detailed in Table 1, the key milestones are set out in Table 2. Management and monitoring of the contracts is detailed in paragraphs 72 to 77. The impact on the community, equalities, health, climate change and provision of the ten mandatory and additional social value measures agreed by Higgins are detailed in paragraphs 78 to 89.

Director of Law and Governance (Leg/Con/CD/20082026)

129. This report seeks Executive approval to vary the Ledbury Estate Regeneration Contract with Higgins Partnership 1961 by £35,375,849 thereby increasing the contract value from £179,960,999 to £215,336,848. The variation is required to accommodate contractual inflationary uplifts, revised construction sequencing, changes required to ensure compliance with the Building Safety Act 2022 and associated Building Safety Regulations, together with updates to drawings and tenure schedules.

130. Approval of the proposed variation will also enable the commencement of the main construction works for Phase 2 of the Ledbury Estate Renewal Programme and this means that the Executive will elect not to exercise the second and final unilateral break clause available under the contract.

131. The contract was originally procured in accordance with the Public Contracts Regulations 2015 (PCR 2015). Accordingly, any modification must comply with the provisions of regulation 72 PCR 2015, which permits certain modifications to contracts during their term without the requirement for a new procurement procedure.

132. The proposed inflationary uplift is considered permissible under regulation 72(1)(a) PCR 2015. The original procurement documentation and contract included a clear and express price adjustment mechanism allowing the contract sum to be adjusted by reference to BCIS indices to reflect changes in market conditions. The proposed uplift represents the operation of that contractual

mechanism and does not constitute a renegotiation of the commercial terms or alter the overall nature of the contract.

133. The proposed modifications relating to revised sequencing arrangements and changes required to comply with the Building Safety Act 2022 and the Building Safety Regulator's Gateway requirements may be justified under regulation 72(1)(c) PCR 2015. These changes arise from regulatory and practical requirements that could not reasonably have been foreseen by a diligent contracting authority at the time of procurement. The modifications do not alter the overall nature of the contract and the resulting increase in contract value remains below the 50% threshold permitted under the regulations.

134. The report also includes a tenure change affecting 65 residential units, from private sale homes to council-owned homes. In considering whether this constitutes a substantial modification under regulation 72(8) PCR 2015, regard must be had to whether the modification materially alters the nature of the contract, introduces conditions that could have affected the outcome of the original procurement, changes the economic balance in favour of the contractor, or significantly extends the scope of the contract.

135. In this case, the physical scope of the works remains substantially unchanged. The same contractor will deliver the same number of residential units on the same site and to broadly the same specification and contract value. The proposed tenure amendment primarily affects the council's disposal and asset management strategy and does not materially alter the contractor's obligations or confer a material economic advantage on the contractor.

136. Furthermore, the original procurement was undertaken as a direct delivery construction scheme under which the council procured a contractor to construct homes that are funded and owned by the council upon completion. It was not procured as a development agreement, joint venture or market-led development arrangement in which private sales formed a fundamental component of the contractual structure. Accordingly, the proposed tenure change does not materially alter the character or nature of the original contract and is not considered to constitute a substantial modification for the purposes of Regulation 72(8) PCR 2015.

137. On that basis, there is a reasonable legal basis for concluding that the proposed contract modifications are permissible under regulation 72 PCR 2015 and do not require a new procurement procedure.

138. The council’s Contracts Standing Order 2.3 requires that no steps are taken to vary a contract unless the expenditure involved has been included in approved revenue or capital estimates or is otherwise approved by the council. Paragraphs 93 to 120 of this report confirms how the proposed additional expenditure will be resourced.

Director of Exchequer (for housing contracts only)

139. There are no Section 20 implications for this contract.

BACKGROUND PAPERS

Background Papers	Held At	Contact
BP1 | Gateway 3 Variation Decision for variations valued up to £150,000 (Goods & Services) or £500,000 (Works) Ledbury Estate Regeneration Contract – Deed of Variation for Building Regulations Principal Designer and Principal Contractor Roles.	Southwark Construction, Housing Department.	Strategic Lead for Estate Renewal Team
Link: Signed (16/02/2026) | G:\Southwark Construction\02. Delivery\05. Ledbury\01. Approvals and Reporting\Gateway\GW3 - BRPD & BRPC Role		
BP2 | Gateway 3 Variation Decision for variations valued up to £150,000 (Goods & Services) or £500,000 (Works) Ledbury Estate Regeneration Works Contract	Southwark Construction, Housing Department.	Strategic Lead for Estate Renewal Team
Link: Signed (12/11/2025) | G:\Southwark Construction\02. Delivery\05. Ledbury\01. Approvals and Reporting\Gateway\GW3 - Main Contractor (Section 7)		
BP3 | Gateway 2 - Contract Award Approval Main contractor for the Ledbury Estate Redevelopment	Housing	Contact Department
Link: Approved (24/03/2023) | https://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?ID=7840		
BP4 | Policy and Resources: Capital Monitoring Report 2024-25 and Southwark 2030 Strategic Alignment	Housing	Contact Department
Link: Approved (07/01/2025) | https://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?AIId=70400		

APPENDICES

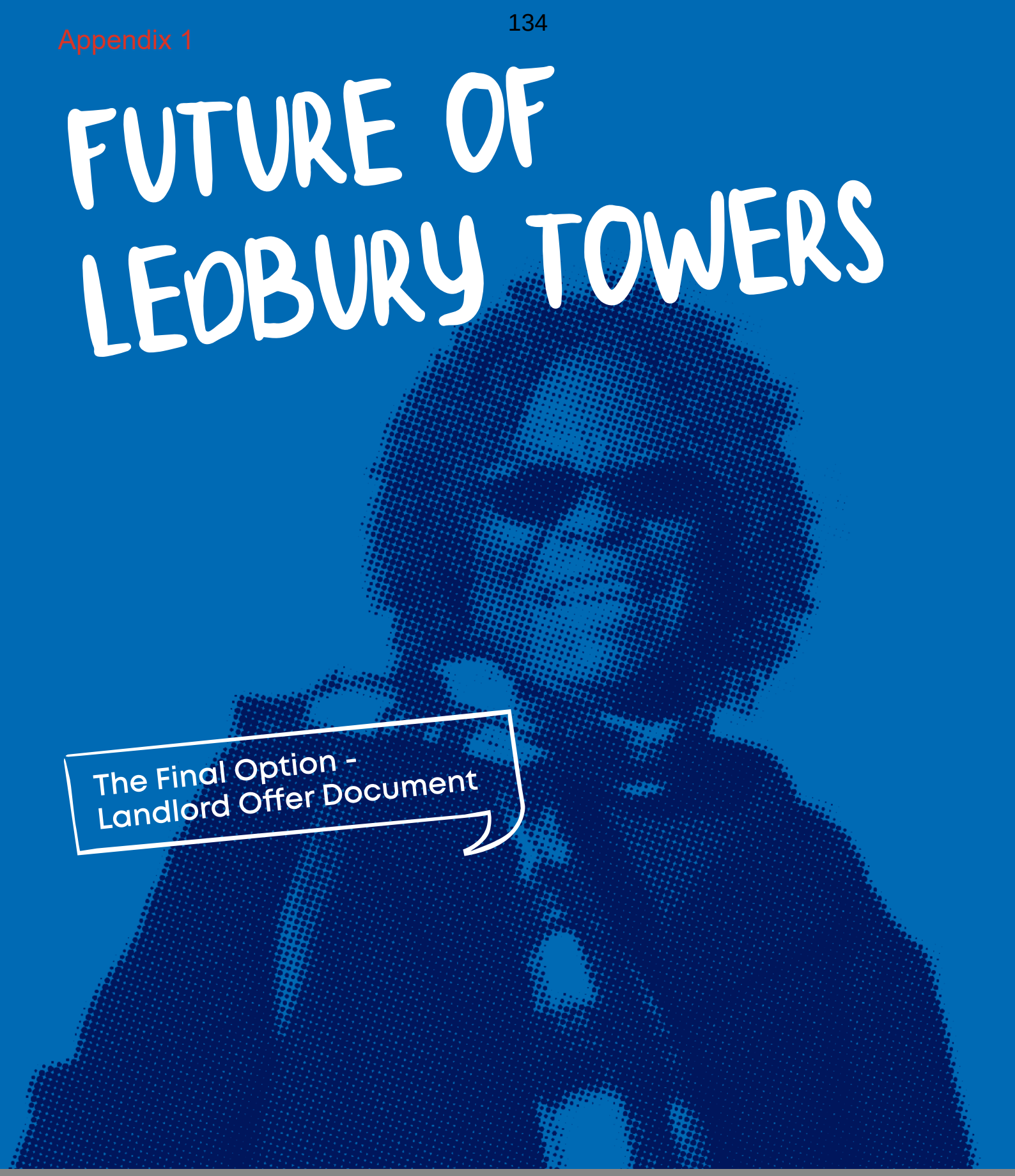
No	Title
Appendix 1	Ledbury Offer Document
Appendix 2	Phase 2 Site Plan
Appendix 3	Summary of Contract Sections with Descriptions
Appendix 4	Appraisal Summary

AUDIT TRAIL

Executive Member	Councillor Alexandra Austin, Executive Member for Public Works and New Homes	
Lead Officer	Stuart Davis, Managing Director, Southwark Construction	
Report Author	Alex Talbot, Project Manager, Southwark Construction	
Version	FINAL	
Dated	03/09/2026	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	**Comments Sought**	**Comments included**
Strategic Director of Resources	Yes	Yes
Head of Procurement	Yes	Yes
Director of Law and Governance	Yes	Yes
Director of Exchequer (for housing contracts only)	No	No
Executive Member	Yes	Yes
Contract Review Boards		
Departmental Contract Review Board	Yes	Yes
Corporate Contract Review Board	Yes	Yes
Executive Member	Yes	Yes
Date final report sent to Constitutional/ Team		3 September 2023

Appendix 1

FUTURE OF LEOBURY TOWERS



The Final Option - Landlord Offer Document

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Southwark Council
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FOREWORD



Hello and welcome. Thank you for taking the time to read through this Landlord Offer document. It is important that all residents and former tenants of the Ledbury Towers are familiar with the offer being put before them before we go to a vote in March.

Following many months of consultations and conversations with people living in the Ledbury Towers the council has agreed the final option to be put to a ballot.

Under this option the towers will be demolished in phases, starting with Bromyard House, and replaced with up to 333 homes.

The new homes will not be built all at once, but in phases - the first taking two years and the second taking three years.

After new homes are built to replace the council homes in the towers that are demolished, half of the extra homes built will be available as council homes at council rents. First priority for the new homes will go to Ledbury Towers tenants and leaseholders, and those former tenants with a right to return.

However, the final decision is yours. This Landlord Offer document lays out exactly what Southwark Council is proposing for the Ledbury Towers and what this will mean for each tenant and leaseholder affected – including what support will be available.

The final decision will be made in March 2021 when you will have the chance to vote 'yes' in favour of the proposals, or 'no' against them. Consultation is continuing and council officers and Independent Tenants and Leaseholders Adviser from Open Communities will be in touch and on hand from now until then to answer any questions you have about the proposals so please do get in touch.

Cllr Leo Pollak
Cabinet Member for Housing

The Ledbury Tenants & Residents Association (TRA) has been working to support residents in the four towers since the emergency situation arose in the summer of 2017.

The TRA has always wanted the residents of the towers to make the decision on the future of their homes. The extensive consultation that has been undertaken with residents and former tenants with a right to return has now resulted in the proposal to provide new homes on the site of the existing four towers.

The TRA can not tell you how to vote, as we believe that is up to each household. All we can do is to encourage you to read this booklet which sets out the commitments should you vote for new homes, and to encourage you to take part in the vote.

Jeanette Mason
Chair of the Ledbury Tenants & Residents Association

INTRODUCTION

This booklet contains details of the 'Landlord Offer', Southwark Council's offer to you, the Ledbury Towers Towers' permanent tenants, leaseholders and former tenants with the right to return. It includes:

- commitments to you
- plans and designs
- details of how to vote

Please read this booklet carefully so that you fully understand the proposals before you vote. This booklet has been designed to contain all the information you need to make an informed decision about whether you are in favour of the redevelopment of the Ledbury Towers or not. Residents who need translation or help to read this document please contact the Ledbury Team on **020 7732 2886** or email **ledburyhousingteam@southwark.gov.uk**.

The Final Option

Under this option all four of the towers will be demolished in phases, starting with Bromyard House, and replaced with up to 333 homes.

The new homes will not be built all at once, but in phases - the first taking two years and the second taking three years.

After new homes are built to replace the council homes in the towers that are demolished, half of the extra homes built will be available as council homes at council rents. First priority for the new homes will go to Ledbury Towers tenants and leaseholders, and those former tenants with a right to return. The new build homes will be bigger than the existing 2 and 3 bedroomed homes and will all have a private outdoor space such as a balcony or patio. The 1 bedroomed homes for existing tenants, leaseholders and those former tenants with a right to return will be the same size as the existing Ledbury Towers 1 bedroom flats, and in addition will all have a private outdoor space such as a balcony or patio.

The ballot will be determined on a simple majority of those who vote. If the majority vote 'yes' the redevelopment of the towers will be taken forward.

Your vote is important. We encourage each eligible household to vote.

If residents vote yes in the Residents' Ballot in March 2021, the work does not stop there. That will be the point at which Southwark Council will know exactly what residents and former residents want; and we will then have to sort out the finances required to deliver the promises.

The COVID-19 response has had a significant impact on the council's finances. Like other councils across the country, and Central Government, Southwark Council has had to divert funds to help support our local community and businesses during the pandemic.

As a result we know we will have to look at a range of funding to re-provide the existing homes and the additional new homes. This could be made up of loans, the sale of half of the additional new homes, financial contributions from private developments on the Old Kent Road and grants from the Greater London Authority (GLA). The Grant from the GLA will be in excess of £20million and this requires the work to start by September 2022.

Your questions

If you have questions about the Landlord Offer, or anything else that you feel would help you decide, then please contact either Southwark Council on **020 7732 2886** or email **ledburyhousingteam@southwark.gov.uk**; or your Independent Tenant and Homeowner Advisor, Neal Purvis from Open Communities on Freephone **0800 073 1051** or at **neal.purvis1@btinternet.com**.

SUMMARY

OUR KEY COMMITMENTS TO YOU

These commitments to you represent a guarantee from the council for these policies. More details are available in the Detailed Council Commitments section.

- **A new home for every permanent tenant, leaseholder and former tenants with a right to return:** If you want to remain on the estate we will offer you a new home in the new development that meets your housing needs. You will have your own private outdoor space.
- **Dedicated support team:** We will help you to understand the proposals, the best options for you and support you to move home.
- **A commitment to council ownership:** All the new rented homes on the estate will be owned and managed by Southwark Council.
- **A fair and flexible offer to homeowners:** We are committed to ensuring no homeowners are worse off financially as a result of this offer. We will offer both resident and non-resident homeowners the option to sell your homes to us at an independently verified price plus a regulatory home loss payment up to the point that a contract is let to build the replacement homes. Homeowners will be eligible to buy a property in the new development on a leasehold basis. If homeowners cannot purchase outright, ownership options for homeowners include shared ownership, shared equity and equity loan. We will cover all reasonable costs incurred as a result of sale/shared equity arrangements.
- **A commitment to quality:** All new homes will be built to the latest standards as set out in current Building Regulations, planning policy and Southwark New Homes Design Guide. For existing residents all new homes will be as big, or bigger, than your current home and it will also have a large enough outdoor space for your household to use together. All homes will be energy efficient with residents having all year round heating that they control.
- **Help when moving:** We will also pay all reasonable removal expenses (as part of a 'disturbance fee') and help with arranging your move and setting up your home.





- **We will minimise disruption:** We will make every effort to limit disruption to you and your household.
- **Your rent will be a council rent:** All the new rented homes on the estate will be owned and managed by Southwark Council and will have council rent levels, but the levels of rent are determined by property values, and as the new builds will be of higher value, the rent will be proportionally higher.
- **Your tenancy will stay the same:** Your tenancy rights will be the same when you return to your new home as they are now.
- **You will receive compensation:** For remaining residents in the Ledbury Towers, we will pay you a home loss payment for the loss of your home plus actual costs incurred as a result of moving.
- **Compensation for home improvements:** If you are a council tenant and have made improvements to your home, we will compensate you for them providing they were carried out with Southwark Council's permission.
- **Provision of parking:** Resident car owners who currently have a parking permit will have a parking permit for the redeveloped estate.
- **Tackling overcrowding:** Tenants who are overcrowded or want to downsize in the low rise blocks will be offered homes to meet their housing need as part of this regeneration.
- **Protecting the community:** There will be a local lettings policy for the estate so that after re-housing all those residents and homeowners whose homes are demolished, the additional new homes developed will, in the first place, be for all tenants on the wider estate in need.
- **Dedicated Ledbury design review panel:** We want residents to develop the designs and the delivery of homes with the architectural team and the building contractors.
- **Ongoing consultation and communication:** We will consult you on proposals for the new development throughout the process, using a range of methods so you can influence things in ways that best suit you.

SUMMARY COMMITMENTS TO REMAINING COUNCIL TENANTS IN THE TOWERS



- You will be **offered** a new council home on the estate. If you want to live in the replacement block on the site of your current home, you will have to move temporarily to an alternative new home whilst your replacement home is built.
- We will work with you to **pre-allocate** a home based on your needs.
- Your **rent** will remain a Southwark Council rent. New council rents for new homes will apply. This is consistent with the approach across Southwark. We are committed to making sure rents stay as low as possible.
- Your **tenancy** will not change. Your tenancy rights will remain the same and be with Southwark Council.
- Your **service charges** are based on the cost of providing services. We are committed to making sure service charges stay as low as possible and any increases will be phased over five years.
- Your **council tax** is based on the value of your property. As the value of the property is likely to be higher your council tax band will likely be higher resulting in a higher council tax costs
- Your **energy bills** will be based on what you use and an energy meter will be installed inside your home. The new homes will be more energy efficient than the homes in Ledbury Towers.
- Your **water bills** will be based on what you use and a water meter will be installed inside your home.
- You are entitled to **home loss compensation**. This is a statutory payment set in law. Tenants get a payment of £6,500 (this is reviewed annually).
- You are entitled to **disturbance costs**. Residents will be reimbursed for reasonable costs related to removals costs, adjustments to curtains and carpets and disconnection and connection of services such as phones, TV and the redirection of post.
- The **right to buy** will apply when you move to your new home.

SUMMARY COMMITMENTS TO FORMER COUNCIL TENANTS IN THE TOWERS WHO HAVE THE RIGHT TO RETURN



- You will be **offered** a new council home on the estate.
- We will work with you to **offer** you a home based on your needs ahead of the homes being built.
- Your **tenancy** will not change. Your tenancy rights will remain the same and be with Southwark Council.
- Your **rent** will remain a Southwark Council rent. New council rents for new homes will apply. This is consistent with the approach across Southwark. We are committed to making sure rents stay as low as possible.
- Your **service charges** are based on the cost of providing services. We are committed to making sure service charges stay as low as possible and any increases will be phased over five years.
- Your **council tax** is based on the value of your property. As the value of the property is likely to be higher your council tax band will likely be higher resulting in a higher council tax costs.
- Your **energy bills** will be based on what you use and an energy meter will be installed inside your home.
- Your **water bills** will be based on what you use and a water meter will be installed inside your home.
- You are entitled to **disturbance costs**. Residents will be reimbursed for reasonable costs related to removals costs, adjustments to curtains and carpets and disconnection and connection of services such as phones, TV and the redirection of post.
- The **right to buy** will apply when you move to your new home.

SUMMARY COMMITMENTS TO LEASEHOLDERS

- If you want you can still **sell** your property to us as soon as you are ready.
- If you want to remain on the estate you will be offered a new leasehold **property** on the estate. The lease will be for 125 years.
- You will have the option to buy it outright or to **purchase** through shared ownership, shared equity or equity loan. Currently there are differences between the leases for shared ownership, shared equity and your current lease in Ledbury Towers. To see a specimen copy of the new leases, contact the Ledbury Team. You are strongly advised to read your current lease very carefully to compare with the conditions of the new leases.
- You will be offered an **independent market valuation** of your home.
- You will be given a **home loss payment** of 10% of the market value of your home for resident leaseholders and 7.5% for non resident leaseholders.
- You are entitled to **disturbance costs.** Residents will be reimbursed for reasonable costs related to legal fees, stamp duty tax, surveyors' fees, mortgage application and breakage fees, specialist adaptions, removals costs, adjustments to curtains and carpets and disconnection and connection of services such as phones, TV and the redirection of post.



VOTING – FAQS

There is no minimum turnout needed and the result will be based on a simple majority – in other words, whichever vote (yes or no) receives the highest number of votes will decide if the scheme goes ahead or not. The ballot will:

- Be run by an independent organisation
- Be anonymous

Who will be running the independent ballot?

The ballot will be independent and carried out by Open Communities. Open Communities has been working on the estate as the Independent Tenants and Homeowners Advisors. Open Communities will share the results with Southwark Council. Southwark Council will not be able to see how individuals have voted. Open Communities will be responsible for:

- Securely posting the ballot papers to eligible households
- Receiving and counting the votes
- Verifying that all votes have been casted legitimately
- Issuing the result

Open Communities can be contacted on **freephone (0800 073 1051)** and **enquiries@opencommunities.org**.

Who can vote?

Households who are able to vote on the future of the Ledbury Towers Towers are:

- Households who are council tenants who remain living permanently in the towers.
- Households who are council tenants who have moved from the Ledbury Towers and have the right to return.
- Resident leaseholder households.
- Non Resident leaseholders.

What question will be on the ballot paper?

The question is:

"Are you in favour of the proposal for the re-development of the towers on the Ledbury Estate?"

How do I complete the ballot paper?

If you want to vote 'yes' in favour of the proposal place an X in the box marked yes.

If you want to vote 'no' against the proposals, place an X in the box marked no.

You may only vote once – Open Communities checks and verifies every individual ballot paper and online vote to ensure that eligible households only vote once. If a household tries to vote more than once, their vote will not be counted.



How do I cast a vote?

You will be able to vote using either of the following methods:

- Post the completed ballot paper back to Open Communities in the pre-paid envelope provided.
- Vote online using the security codes listed on your ballot paper.
- Use the ballot box in the Ledbury TRA Hall.

When can I vote?

You can vote between Wednesday 3 March, 2021 and Friday 26 March, 2021. The vote lasts for 23 days and closes at 5pm on Friday 26 March, 2021. If you are voting by post, your postal vote must be received by Open Communities by Tuesday 30 March, 2021.

You will receive your ballot paper by post from Open Communities. Once you have your ballot paper you can cast your vote using the methods stated above.

If you are voting by post, your ballot paper must have arrived at Open Communities by the deadline to be counted. Please make sure you send your vote back with plenty of time to arrive as any ballot papers received after Tuesday 30 March, 2021 will not be counted under any circumstances.

When will I find out the result?

All residents will receive a newsletter in the week commencing Monday 5 April, 2021 to confirm the result and the next steps.

What happens after the ballot?

A 'Yes' vote

If the ballot result is in favour of the final option, we will deliver this option with resident input.

A 'No' vote

If the ballot result is against the final option we will discuss next steps with the Ledbury Resident Project Group.





THE PROPOSAL - OUR OFFER TO YOU

The proposal is the demolition of the four towers and replacement with new homes.

Under the proposal there are three alternative versions whereby all the towers will not be demolished all at once, but in phases, starting with Bromyard House, and replaced with up to 333 homes. If residents vote yes in the Residents' Ballot, further consultation will take place on which version is taken forward.

The new homes will not be built all at once, but in phases - the first taking two years and the second taking three years.

After replacing the council homes in the towers that are demolished, half of the extra homes built will be council homes at council rents. First priority for the new homes will go to Ledbury Towers tenants and leaseholders, and those former tenants with a right to return. The new build homes will be bigger than the existing 2 and 3 bedroomed homes and will all have a private outdoor space such as a balcony or patio. The 1 bedroomed homes for existing tenants, leaseholders and those former tenants with a right to return will be the same size as the existing Ledbury Towers 1 bedroomed flats, and will all have a private outdoor space such as a balcony or patio.

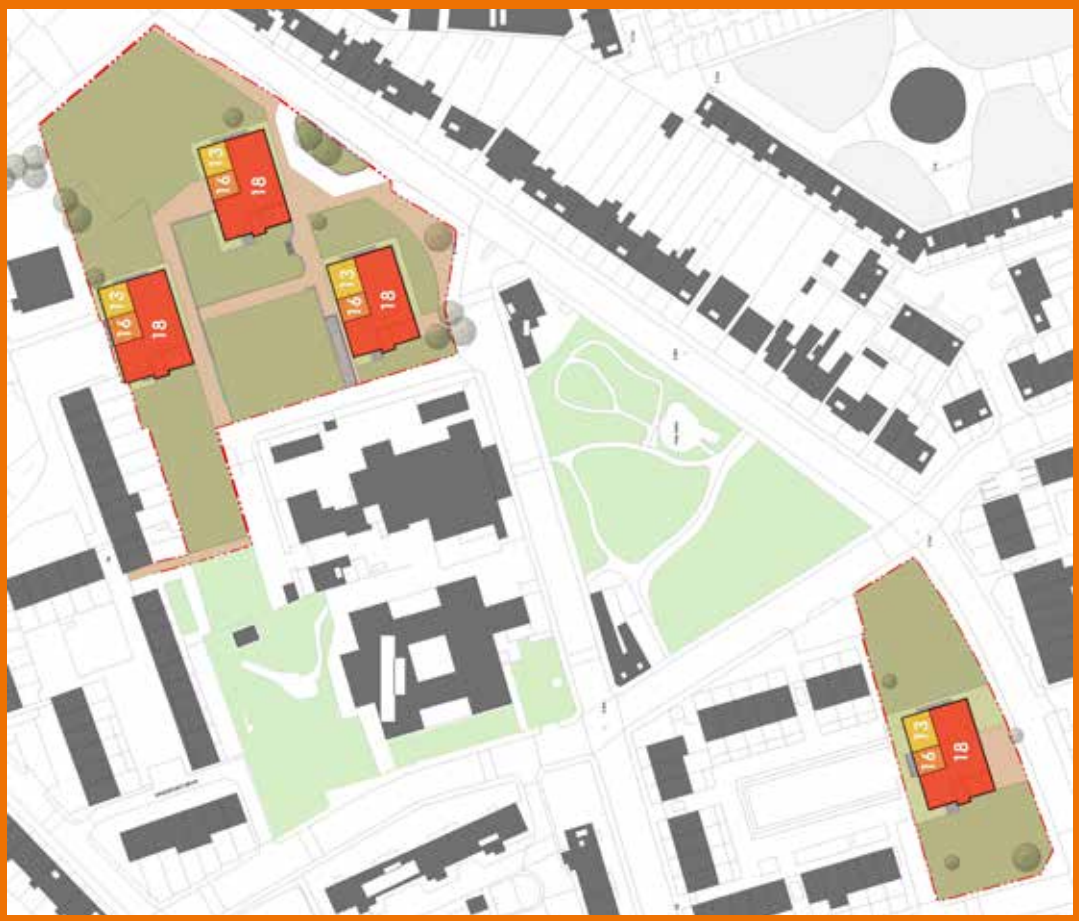
Option D1 Site Plan



Option D2 Site Plan



Option D3 Site Plan

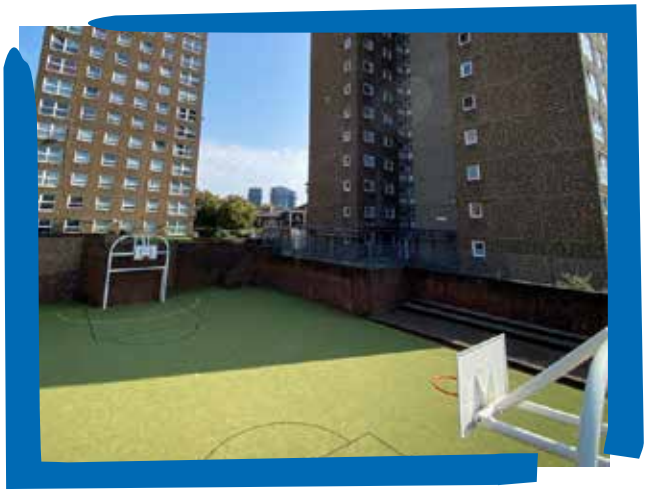


DESIGN PRINCIPLES

The Residents' Project Group members have told us what they want from the design and construction of new homes and we will continue to work with them to ensure that the new homes meet residents' needs and inspirations.

All new homes will:

- Be built to high fire safety standards.
- Be designed to be secure for residents inside their individual homes, with safe and secure blocks and common areas.
- Have windows that provide high levels of sound proofing, are easy to open and close, and designed to be easily cleaned.
- Provide privacy for residents from neighbours and from the street.
- Have letterboxes on the front door of each flat (no communal letter boxes).
- Have effective noise insulation easy to adjust ventilation to all rooms.
- Have solid walls, and fixed ceilings in communal areas.
- Be designed to take account of the specific needs of residents with health issues.
- Have easy to use individual controls for all year round central heating systems.
- Involve residents throughout the design and construction process in the choice of building materials fixtures, and finishes, and monitoring of the construction process.
- Provide sufficient open space for each household in gardens, patios, balconies or winter gardens.
- Provide communal open space that is safe, secure, accessible to residents of different ages, and easy to maintain.
- Provide a variety of homes with open plan and separate kitchens and living spaces so residents have a choice.
- Have choices for Ledbury residents on flooring and decor in their new kitchen and bathroom.
- Meters to be accessible to residents on the same floor as their home.
- Be designed to minimise the need and cost for future maintenance.
- Provide refuse disposal areas easy to use and accessible for all residents.
- Space for parking for deliveries and contractors.
- Lifts that call at every floor, large enough for furniture.





THE ESTATE – KEY BENEFITS

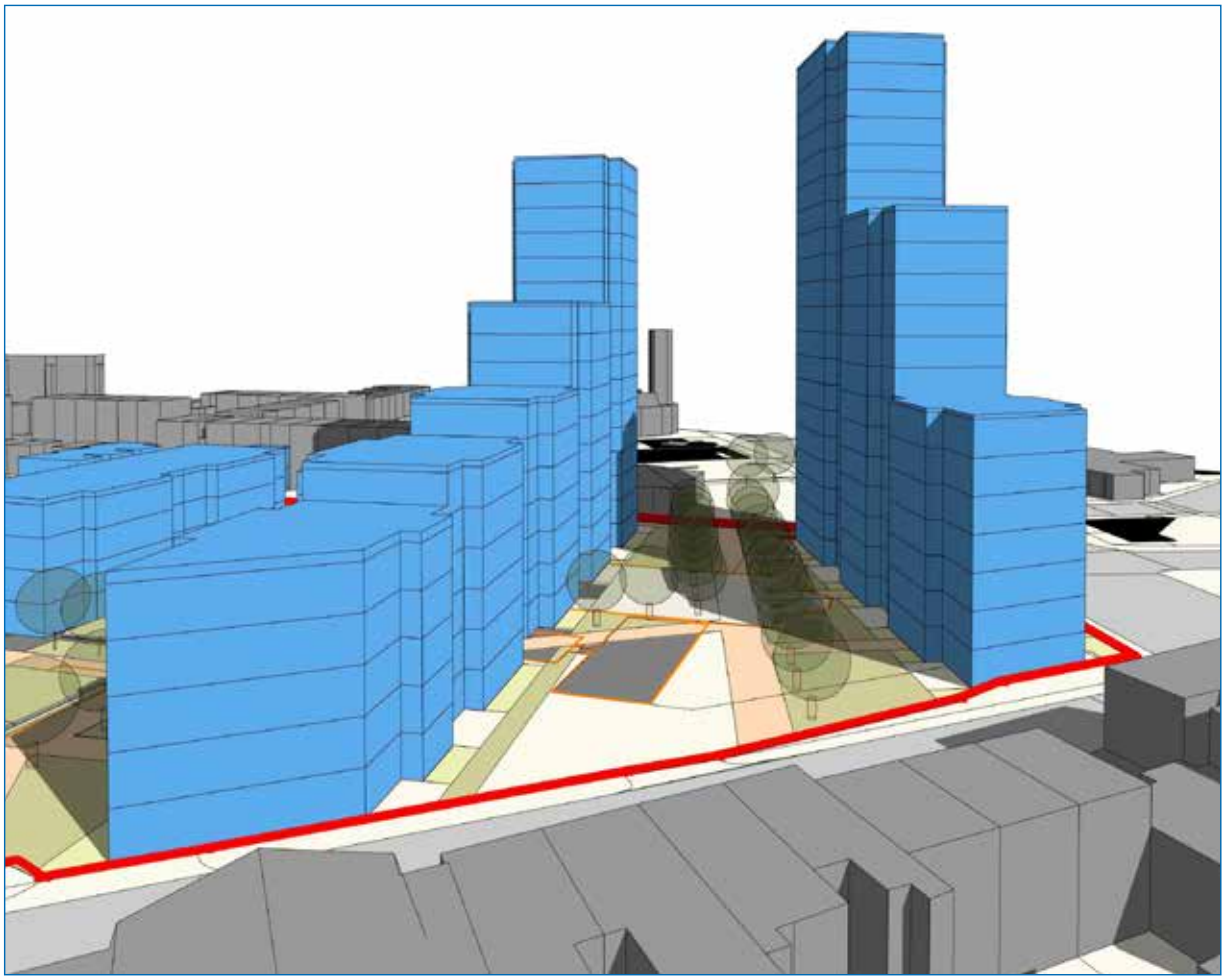
The proposal will provide:

- New replacement homes for all council tenants who still live in the towers, council tenants who have moved and have the right to return, resident leaseholders, and non-resident leaseholders.
- New homes for those council tenants living in overcrowded accommodation on the wider Ledbury Towers.
- Improved open space in the centre of the estate with space for play and relaxation.
- Improvements to the estate frontage along Old Kent Road.
- Safety improvements as you move through the estate and into your home.

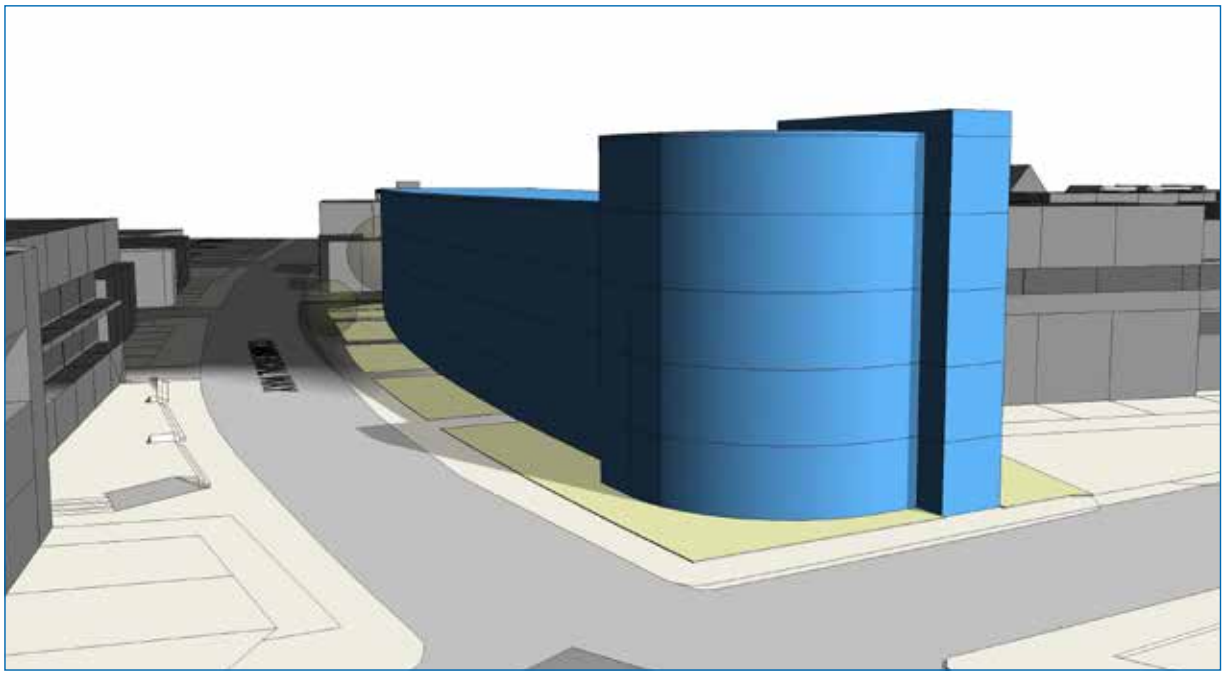
1. View from Old Kent Road of proposed new towers from Option D3



2. View from Commercial Way of proposed replacement homes on the main site from Option D2



3. View from Commercial Way of proposed new homes on the site of Bromyard House in Option D1



YOUR HOME – KEY BENEFITS

- **The 2 and 3 Bedroomed homes will be bigger**

  If you live in a 2 or 3 bedroomed flat the new flats will be bigger. If you live in a one bedroom flat will be the same size.

- **Your homes will have private outdoor space**

  All homes will have a balcony, front garden or rear garden. The size of your outdoor space depends on the number of bedrooms you have. In a:

  - 1 bedroom home you will have a balcony at a minimum of 5m² (54 square feet).
  - 2 bedroom home you will have a balcony at a minimum of 7m² (75 square feet).
  - 3 or more bedroom home you will have a balcony at a minimum of 9m² (97 square feet).

- **Your homes will be more energy efficient and reduce carbon emissions**

  Your homes will be designed to be more energy efficient and reduce carbon emissions in its construction and as you live in it each day. Homes will be well insulated and connected to a communal heating system. You will have individual control of the amount of heat you use in your home and designed for efficient water use.

- **Your homes will be safe and secure**
  Your homes, like your estate, will be designed to improve safety and minimise opportunities for crime.

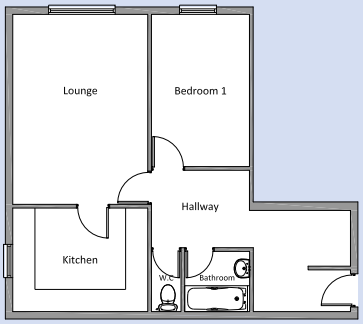


WHAT SIZE WILL THE HOMES BE?

Ledbury Towers - 1 bedroom

Existing size of home	58.4m²
Strengthened & Refurbished Flats	
Ground to 7th Floor	56.6m²
8th to 13th Floor	50.8m²
New Build	58.4m²
New Build Balcony	5m²

Existing
Floor Plan



Additional Internal Space
(compared to refurbished size)

At least 1.8M²

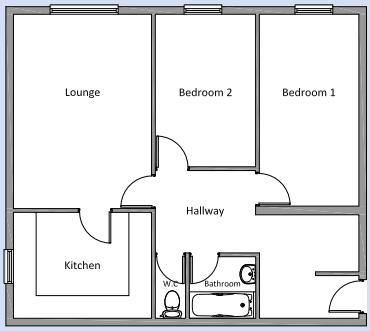
Additional private outdoor space

5M²

Ledbury Towers - 2 bedroom

Existing size of home	70.0m²
Strengthened & Refurbished Flats	
Ground to 7th Floor	69.5m²
8th to 13th Floor	64.0m²
New Build	70.8m²
New Build Balcony	7m²

Existing
Floor Plan



Additional Internal Space
(compared to refurbished size)

At least 1.3M²

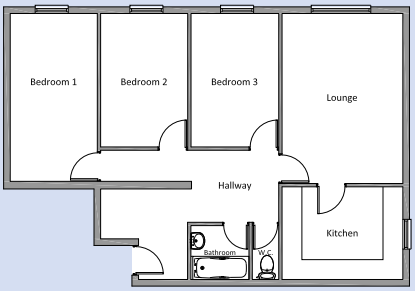
Additional private outdoor space

7M²

Ledbury Towers - 3 bedroom

Existing size of home	82.1m²
Strengthened & Refurbished Flats	
Ground to 7th Floor	80.9m²
8th to 13th Floor	76.2m²
New Build	97.8m²
New Build Balcony	9m²

Existing
Floor Plan



Additional Internal Space
(compared to refurbished size)

At least 16.9M²

Additional private outdoor space

9M²

Existing Ceiling Height	2.4m²
Strengthened & Refurbished Ceiling Height	2.24m²
New Build Ceiling Height	2.5m²

YOUR MOVE

- Southwark Council will ensure one move for the households who remain in the towers, unless residents request two moves for a specific property.
- A local lettings system will be used to prioritise moves based on housing need and medical need. A dedicated team will support residents through each step of the process. The principles of the local letting system are as follows:
  - No households will have to bid for homes.
  - Households will be pre-allocated a new home on the Ledbury Towers once the plans are finalised. This means that, ahead of time, households will know: the exact home they will be moving to; they will know the timetable for building that home; and will be able to choose from the available colour finishes for their new home.
  - Residents who want to move to a home on the same floor, location and aspect will have highest priority.
  - If residents want to move to a higher or lower floor, this will be possible in line with prioritisation.
  - Prioritisation will be based on housing need, medical need and how long you have lived on the estate.



Council tenants

- Council tenants will be allocated a home based on housing need.
- Prioritisation will be based on housing need, medical need and how long you have lived on the estate.
- If you are currently in a larger property than you need, you will be eligible for the same sized property and if you want to downsize you can.
- After rehousing existing tenants, leaseholders and those former tenants with a right to return, overcrowded families, those under occupying and in other housing need on the wider Ledbury Towers can move to larger new build homes using a choice based bidding system, as these homes will be ring fenced first to existing Ledbury tenants.

Leaseholders

- Leaseholders will be allocated a home based on the size of their current home.
- Prioritisation will be based on housing need, medical need and how long you have lived on the estate.
- If you are a resident leaseholder and overcrowded, you will be eligible for a larger property.
- If you are currently in a larger property than you need, you will be eligible for the same sized property and if you want to downsize you can.

YOUR COMMUNITY

- **Skills and job training for residents**

  Southwark Council will require that the contractors building the new homes will have:

  - An apprenticeship programme that is linked to a wide range of opportunities in both the local area and London wide.
  - A local employment programme that means that all jobs are advertised locally on the estate.

- **Community participation in the design and delivery process**

  Southwark Council will support the use of a Ledbury Towers Design Review Panel formed of representatives from across the estate alongside of experts to design and deliver the proposals in line with resident needs and preferences. Residents will be involved throughout the design and construction process in the choice of building materials fixtures, and finishes, and monitoring of the construction process.

- **Dedicated support team**

  Southwark Council will continue to have a dedicated team to help with rehousing; to work with you on the local lettings policy, compensation and other support you may need.

  This team will also work with the Ledbury Tenants & Residents Association to support residents, existing and new, to meet each other via social events to integrate new residents into the community.

When will work start

- The estimated timeframe for delivery of the programme is as below.

Preparation Spring 2021 to summer 2022	18 months for: • Secure design team to work with residents on design, build contactor and planning permission • negotiations with leaseholders to continue • pre-allocations confirmed with all residents
Phase 1 Summer 2022 to summer 2024	2 years for: • Demolition of Bromyard House • Build Replacement Homes
Move – Residents Summer 2024 to autumn 2024	6 months to move: • Residents from Peterchurch, Sarnsfield and Skenfrith Houses to move into new homes on the site of Bromyard House on either a permanent or temporary basis depending on their choice of final home. • Tenants with a right to return who have chosen a new home on the site of Bromyard House move on on a permanent basis
Phase 2 Winter 2024 to winter 2027	3 years for: • Demolition of Peterchurch, Sarnsfield and Skenfrith Houses • Build Replacement Homes
Move – Residents Winter 2027	3 months to move: • Residents temporarily housed in the new homes on the site of Bromyard House move into new permanent homes on the site of Peterchurch, Sarnsfield and Skenfrith Houses. • Tenants with a right to return who have chosen a new home on the site of Peterchurch, Sarnsfield and Skenfrith Houses on a permanent basis. • The remaining new homes in the new build properties are advertised through choice based lettings exclusively for tenants in need on the wider Ledbury Towers.

How will this timetable fit in with the planned works for the low rise homes on the Ledbury Towers

- It was planned that in 2023 Southwark Council would be starting the Quality Homes Improvement Programme (QHIP) Works on the low rise Ledbury Towers blocks. The works under this programme will include external redecorations, window and general repairs to the fabric of the building where necessary, and internal kitchen and bathroom renewals to tenanted properties which meet the QHIP criteria. A Resident Project Group will be set up to work with officers who will be delivering these works.
- The COVID-19 response has had a significant impact on the council's finances. Like other councils across the country, and Central Government, Southwark Council has had to divert funds to help support our local community and businesses during the pandemic.
- The original programme was due to be commence in 2023 and complete by 2025. This is likely to be delayed as the QHIP is being reviewed as part of an Asset Management Refresh in 2021, Although, the two year programme will still be completed whilst the Ledbury Tower redevelopment is ongoing, and therefore both schemes will have to have regard to any impact they have on each other.



DETAILED COUNCIL COMMITMENTS

Commitments to permanent tenants

1. **Ensuring standards** – Southwark Council is committed to maintain and improve the estate in line with Southwark Council's Great Estates Programme.
2. **Minimising disruption** – we will make every effort to limit disruption to you and your household.
3. **Protect your tenancy** – your tenancy rights will remain the same in existing or new homes.
4. **Commitment to quality** – all new homes will be built to the latest Southwark Council Homes Design Standards and building regulations.
5. **Dedicated support** – the Ledbury team will continue to communicate and support residents with the works programme.
6. **Option to return** – all tenants have a guaranteed option to return to a new council home on the Ledbury Towers.
7. **Prioritising those in housing need** – Existing tenants on the wider Ledbury Towers in housing need (through having a health priority, being overcrowded or wanting to move to a smaller home) will receive priority for the new homes on the estate, once all the existing Ledbury Towers tenants, leaseholders and those former tenants with a right to return are housed.
8. **Receive compensation** – For those residents who are still residing in the towers a payment of £6,500 (increased annually in line with inflation) and actual costs incurred (for both the temporary and permanent move) as a result of moving will be paid. For example removals, disconnection and re-connection, installation of TV and phone.

Commitments to leaseholders

1. **Ensuring standards** – Southwark Council is committed to maintain and improve the estate in line with Southwark Council's Great Estates Programme.
2. **Minimising disruption** – Southwark Council will make every effort to limit disruption to you and your household.
3. **Commitment to quality** – all new homes will be built to the latest standards and building regulations.
4. **Dedicated support** – a team will be created to communicate and support residents with the works programme as well as bidding.
5. **Receive compensation package** – a home loss payment of 10% of the market value of your home for resident leaseholders and 7.5% of the market value of your property for non resident leaseholders, plus costs incurred as a result of moving.
6. **Independent market valuation** – the independent surveyor, paid for by Southwark Council will be able to advise you and negotiate with Southwark Council's surveyor on your behalf.
7. **Offer of a home on the estate** – this could be a shared ownership, shared equity, an equity loan or a council tenancy, that will happen once the new homes are built and at that point there will be a new replacement 125 year lease granted for your new in exchange for your current lease.
8. **Commitment to ensuring you are no worse off** – Southwark Council will work with you to ensure we keep to this commitment.

My Estate – Issues for all permanent residents

1. **How will the estate change?** The estate will change significantly with all the towers coming down (in two phases and not all at once). New green spaces will be created, for play and relaxation.

2. **How long will works take?** It is estimated that works will begin in 2022 starting at Bromyard House. The redevelopment of the Bromyard House site will be completed by 2024. Work to the site of the other three towers will start in 2024 with an estimated completion date of 2027.

3. **How many new homes will there be?** Up to 109 additional new homes will be built. All existing council homes will be replaced and 50% of the additional homes will be council homes. After rehousing the remaining residents and those tenants with a right to return we can rehouse those living in overcrowded homes on the rest of the estate and support downsizing.

4. **Will there be any change to the size of my home?** Yes. Design standards have changed dramatically in recent years. The London Plan means that all new homes are bigger than they have been in the recent past. Southwark's own New Council Homes Design Standards are even higher. New replacement homes will all have outdoor patios or balconies and the sizes of the homes will be at least as follows:

   a. Two Bedroomed, 4 person flat – 70.8m² (753 square feet).

   b. Three Bedroomed, 6 person flat – 97.8m² (1022 square feet).

   As the one bedroomed flats are currently larger than the new design guide, the replacement one bedroomed flats for Ledbury residents will have to be at least as large as they currently are.

   In addition there are a number of rules for new homes which include:

   c. A flat with two or more bedspaces has to have at least one double (or twin) bedroom.

   d. In order to provide 1 bedspace, a single bedroom has a floor area of at least 7.5m² (80 square feet, it used to be 50 square feet) and is at least 2.15m (7 feet) wide.

   e. In order to provide two bedspaces, a double or twin bedroom has a floor area of at least 11.5m² (123 square feet, it used to be 110 square feet).

   f. Gross Internal Area for flats include enough space for one bathroom and one additional WC in homes with 3 or more bedrooms.

   g. The minimum floor to ceiling height is 2.5m (8.2 feet) for at least 75% of the Gross Internal Area.

   h. The width of the main living area should be 2.8m and 3.2m for homes built for five people or more.

   i. All private balconies should be at least 8% of the overall floor space of the property and at least 1.5m deep and at least 1.5m wide.

   j. All homes should provide for direct sunlight to enter at least the living room or bedroom for part of the day.

   k. Living areas and kitchen dining spaces should preferably receive direct sunlight.

5. **How will the green spaces change**? Trees will be protected and/or replaced. New green spaces will be created for play and relaxation.

6. **What will happen to the football pitch?** The football pitch will be moved to a new position on the estate.

7. **What will be done to improve the energy performance of the homes?** New homes will meet latest energy standards and we will aim to achieve net zero carbon targets.

8. **Will I be able to park my car?** Residents with a parking permit will continue to be able to park their car on the estate.

Issues for all permanent Ledbury Towers council tenants who currently reside in the towers

My Home

1. **Will I have to move?** Yes, however not all the towers will come down at the same time. We will build new homes on the site of Bromyard House first so that the majority of residents can make one move from their existing home to their new home. If you want to move back to a home on the site of your existing home, then you can move to a new home on the site of Bromyard House temporarily.

2. **Will my tenancy change?** When you move to a new property your tenancy rights will remain the same.

3. **What size home will I be eligible for?** You will be entitled to a new home the same size as you currently occupy or if you are overcrowded that is appropriate to the size of your family. Therefore if you are currently overcrowded you will get a larger home. If you want to downsize, you can.

4. **Are new homes bigger than existing homes?** All new homes will be based on new space standards and building regulations. Flats with the same number of bedrooms will be bigger than you currently have (except one bedroomed flats will be of the same size) and include private outdoor space.

5. **Will I have the opportunity to use my right to buy?** Right to Buy will no longer apply when a decision has been taken to demolish homes but it will once again apply when tenants move into their new homes.

My Finances

6. **Will my rent change?** Council rent levels for new build properties will apply. As new build homes are normally bigger than existing homes and built to a much higher standard, rents are usually higher as they are based on values. However this could be partially off set by them having lower heating costs as a result of better insulation.

7. **Will my service charge change?** Charges are based on the cost of providing services that are delivered. If additional services are provided within the new blocks, service charges may change. We are committed to making sure service charges are kept as low as possible. If there are increases in service charge amounts we would agree a phased introduction of the increase over a period of five years.

8. **Will my Council Tax charges change?** Council Tax bands are established by the value of the home, and new build homes will be of a higher value than existing properties. This may therefore increase the Council Tax burden on residents. For example at Sylvan Grove on the other side of the Old Kent Road, the new flats were two Council Tax bands higher than at Ledbury.

9. **Will my household bills change?** In all new homes your water will be metered, which usually means smaller bills for smaller householders and larger bills for bigger households. This is a requirement by law. It is reasonable to suggest that homes connected to the new district heating system and built to new building standards will have lower energy bills.

10. **Will I get financial help if I move?** Tenants have the right to a home loss payment. This is a statutory payment that is set out in law and cannot be changed. Tenants get a payment of £6,500 (this is reviewed on 1 October each year). Other costs such as removal vans, disconnection and reconnection of services, phone and TV installation, redirection of post and adjustments to carpets and curtains will be paid.

11. **How will Southwark Council afford to do these works?** Southwark Council will use multiple methods to finance works including borrowing money from Central Government; investing rents we receive from homes and commercial properties; sales receipts from new private homes; and grant payments from the Greater London Authority to put towards the cost of building additional council homes.

Issues for former Ledbury Towers Council Tenants who now live elsewhere but who have the right to return

My Home

1. **Will I have to move?** No. You simply have the right to return to the site of the Ledbury Towers. Under this option when the plans for the new homes are ready you will be offered the chance to move back.
2. **Will my tenancy change?** When you move to a new property your tenancy rights will remain the same.
3. **What size home will I be eligible for?** You will be entitled to a new home the same size as you currently occupy or if you are overcrowded that is appropriate to the size of your family. Therefore if you are currently overcrowded you will get a larger home. If you want to downsize, you can.
4. **Are new homes bigger than the existing homes in the Ledbury Towers?** All new homes will be based on new space standards and building regulations. Flats with the same number of bedrooms will be bigger than you currently have (except one bedroomed flats will be of the same size) and include private outdoor space.
5. **Will I have the opportunity to use my right to buy?** Right to Buy will apply when tenants move into their new homes.

My Finances

6. **Will my rent change?** Council rent levels for new build properties will apply. As new build homes are normally bigger than existing homes and built to a much higher standard, rents are usually higher as they are based on values. However this could be partially off set by them having lower heating costs as a result of better insulation.
7. **Will my service charge change?** Charges are based on the cost of providing services that are delivered. If additional services are provided within the new blocks, service charges may change. We are committed to making sure service charges are kept as low as possible. If there are increases in service charge amounts we would agree a phased introduction of the increase over a period of five years.
8. **Will my Council Tax charges change?** Council Tax bands are established by the value of the home, and new build homes will be of a higher value than existing properties. This may therefore increase the Council Tax burden on residents. For example at Sylvan Grove on the other side of the Old Kent Road, the new flats were two Council Tax bands higher than at Ledbury.
9. **Will my household bills change?** In all new homes your water will be metered, which usually means smaller bills for smaller householders and larger bills for bigger households. This is a requirement by law. It is reasonable to suggest that homes connected to the new district heating system and built to new building standards will have lower energy bills.
10. **Will I get financial help if I move?** Removal costs such as removal vans, disconnection and reconnection of services, phone and TV installation, redirection of post and adjustments to carpets and curtains will be paid.
11. **How will Southwark Council afford to do these works?** Southwark Council will use multiple methods to finance works including borrowing money from Central Government; investing rents we receive from homes and commercial properties; sales receipts from new private homes; and grant payments from the Greater London Authority to put towards the cost of building additional council homes.

Issues for Resident Ledbury Towers leaseholders

My Home

1. **Will I have to move?** Yes, all leaseholders will be required to move.

2. **Will I be offered an alternative home on the estate?** Resident homeowners will be able to buy a property in the new development, and will be offered other options if they cannot purchase outright. These include shared equity, shared ownership with Southwark Council or an equity loan with Southwark Council.

3. **Will I be able to let my new property out?** There will be a bespoke shared equity lease for the existing leaseholders in the Ledbury Towers which will allow sub-letting.

4. **What if I want my new property finished to a different standard?** All the new homes will be of the same standard. If a homeowner wants a higher standard, before the works commence, an agreement can be made to only finish the home without the final fit out works undertaken, so that the homeowner can finish the new home off at their own expense, which will be reflected in the valuation.

5. **Can I sell my home to the council?** Leaseholders can take up the offer to sell their homes, up to the point of Southwark entering a contract in the summer of 2022 to build the new homes, as it is planned that the homes will be built to the bespoke needs of the leaseholders and any change to the specification of a particular home after the contract is let could lead to additional costs for the council.

6. **Would the leaseholders owning a new property on the Ledbury Towers be granted a National House Builders' Council certificate?** Yes all new homes will receive a National House Builders' Council certificate.

7. **What happens if I don't want to move?** We aim to negotiate the buy back of your property by agreement, but if this is not possible Southwark Council has the ability to purchase your home under a Compulsory Purchase Order (CPO) subject to confirmation by the Minster for Housing, Communities and Local Government.

My Finances

8. **What costs am I entitled to?** Whether you choose the option of moving to a new home on the estate or to move to somewhere else after selling your home to Southwark Council you will be entitled to a home loss payment equivalent to 10% of the value of your property as well as disturbance payments intended to compensate you for certain costs that you may incur as a result of having to move home. These include: legal, stamp duty tax, surveyors fees, mortgage application and breakage fees, removal costs, specialist adaptation costs, altering soft furnishings and moveable fittings and fixtures, disconnection and reconnection of services and appliances, re-direction of post and their expenses that may be considered appropriate and agreed with Southwark Council.

9. **How will the value of my property be agreed?** An independent chartered surveyor will carry out a market valuation on your behalf for your property. Your independent surveyor will then discuss this with Southwark Council. The market valuation offered to homeowners is based "upon what the land might be expected to realise if sold in the open market by a willing seller. In assessing the open market value of your land you are assumed to be a willing seller. However, it is assumed that you would only be willing to sell at the best price which you could reasonably achieve in the open market.

10. **Am I entitled to my own surveyor?** Homeowners are encouraged to obtain their own valuation completed by a chartered surveyor who will act for you. Southwark Council will pay for the surveyor, where costs are reasonable.

11. **What happens if I cannot come to an agreement with Southwark Council?** If the valuations of the independent and council surveyors differ significantly and there is no prospect of reaching an agreement, then with the agreement of all owners of the property, and Southwark Council, the parties can seek to resolve the dispute through alternative dispute resolution (ADR).

12. **What if I can't afford a new property or don't have enough equity to buy a new home on the estate?** We will conduct a financial appraisal and will work with you to find a solution that enables you to stay on the estate and in homeownership and / or offer of a council tenancy where this is your preference.

13. **Will my service charge change?** Charges are based on the cost of providing services that are delivered. If additional services are provided within the new blocks, service charges may change. We are committed to making sure service charges are kept as low as possible. If there are increases in service charge amounts we would agree a phased introduction of the increase over a period of five years.

14. **Will the service charge for maintenance change**? With all parts of homes, blocks and estate being new costs associated with repairs or works to the roof, lifts or other parts being in good condition, service charges could be expected to be lower than they currently are.

15. **Will my Council Tax charges change?** Council Tax bands are established by the value of the home, and new build homes will be of a higher value than existing properties. This may therefore increase the Council Tax burden on residents. For example at Sylvan Grove on the other side of the Old Kent Road, the new flats were two Council Tax bands higher than at Ledbury.

16. **Will my household bills change?** In all new homes your water will be metered, which usually means smaller bills for smaller householders and larger bills for bigger households. This is a requirement by law. It is reasonable to suggest that homes connected to the new district heating system and built to new building standards will have lower energy bills.

Issues for non Resident Ledbury Towers leaseholders

My Property

1. **Will I have to move?** Yes, all leaseholders will be required to move.

2. **Will I be offered an alternative property on the estate?** Non-resident homeowners will be able to buy a property in the new development, and will be offered other options if they cannot purchase outright. These include shared equity, shared ownership with Southwark Council or an equity loan with Southwark Council.

3. **Will I be able to let my new property out?** There will be a bespoke shared equity lease for the existing leaseholders in the Ledbury Towers which will allow sub-letting.

4. **What if I want my new property finished to a different standard?** All the new homes will be of the same standard. If a homeowner wants a higher standard, before the works begin, an agreement can be made to only finish the home without the final fit out works undertaken, so that the homeowner can finish the new home off at their own expense, which will be reflected in the valuation.

5. **Can I sell my home to the council?** Leaseholders can take up the offer to sell their homes, up to the point of Southwark entering a contract in the summer of 2022 to build the new homes, as it is planned that the homes will be built to the bespoke needs of the leaseholders and any change to the specification of a particular home after the contract is let could lead to additional costs for the council.

6. **Would the leaseholders owning a new property on the Ledbury Towers be granted a National House Builders' Council certificate?** Yes all new homes will receive a National House Builders' Council certificate.

7. **What happens if I don't want to move?** We aim to negotiate the buy back of your property by agreement, but if this is not possible Southwark Council have the ability to purchase your property under a Compulsory Purchase Order (CPO) subject to confirmation by the Minster for Housing, Communities and Local Government.

My Finances

8. **What costs am I entitled to?** Whether you choose the option of moving to a new property on the estate or to move to somewhere else after selling your home to Southwark Council you will be entitled to a home loss payment equivalent to 7.5% of the value of your property as well as disturbance payments intended to compensate you for certain costs that you may incur as a result of having to move home. These include: legal, stamp duty tax, surveyors fees, removal costs, specialist adaptation costs, altering soft furnishings and moveable fittings and fixtures, disconnection and reconnection of services and appliances, re-direction of post and their expenses that may be considered appropriate and agreed with Southwark Council.

9. **How will the value of my property be agreed?** An independent chartered surveyor will carry out a market valuation on your behalf for your property. Your independent surveyor will then discuss with Southwark Council. The market valuation offered to homeowners is based "upon what the land might be expected to realise if sold in the open market by a willing seller. In assessing the open market value of your land you are assumed to be a willing seller. However, it is assumed that you would only be willing to sell at the best price which you could reasonably achieve in the open market.

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11. **What happens if I cannot come to an agreement with Southwark Council?** If the valuations of the independent and council surveyors differ significantly and there is no prospect of reaching an agreement, then with the agreement of all owners of the property, and Southwark Council, the parties can seek to resolve the dispute through alternative dispute resolution (ADR).

12. **What if I can't afford a new property or don't have enough equity to buy a new property on the estate?** We will conduct a financial appraisal and will work with you to find a solution.

13. **What if I can not afford to pay any Capital Gains Tax that may be due?** We will conduct a financial appraisal and will work with you to find a solution that could include reducing the equity share in the new property to help pay the tax, without affecting the ownership of the property.

14. **Will my service charge change?** Charges are based on the cost of providing services that are delivered. If additional services are provided within the new blocks, service charges may change. We are committed to making sure service charges are kept as low as possible. If there are increases in service charge amounts we would agree a phased introduction of the increase over a period of five years.

15. **Will the service charge for maintenance change?** With all parts of homes, blocks and estate being new costs associated with repairs or works to the roof, lifts or other parts being in good condition, service charges could be expected to be lower than they currently are.

16. **Will my Council Tax charges change?** Council Tax bands are established by the value of the home, and new build homes will be of a higher value than existing properties. This may therefore increase the Council Tax burden on residents. For example at Sylvan Grove on the other side of the Old Kent Road, the new flats were two Council Tax bands higher than at Ledbury.

17. **Will my household bills change?** In all new homes your water will be metered, which usually means smaller bills for smaller householders and larger bills for bigger households. This is a requirement by law. It is reasonable to suggest that homes connected to the new district heating system and built to new building standards will have lower energy bills.

Contact us

If you have questions about the Landlord Offer or anything else that you feel would help you decide, then please contact either:

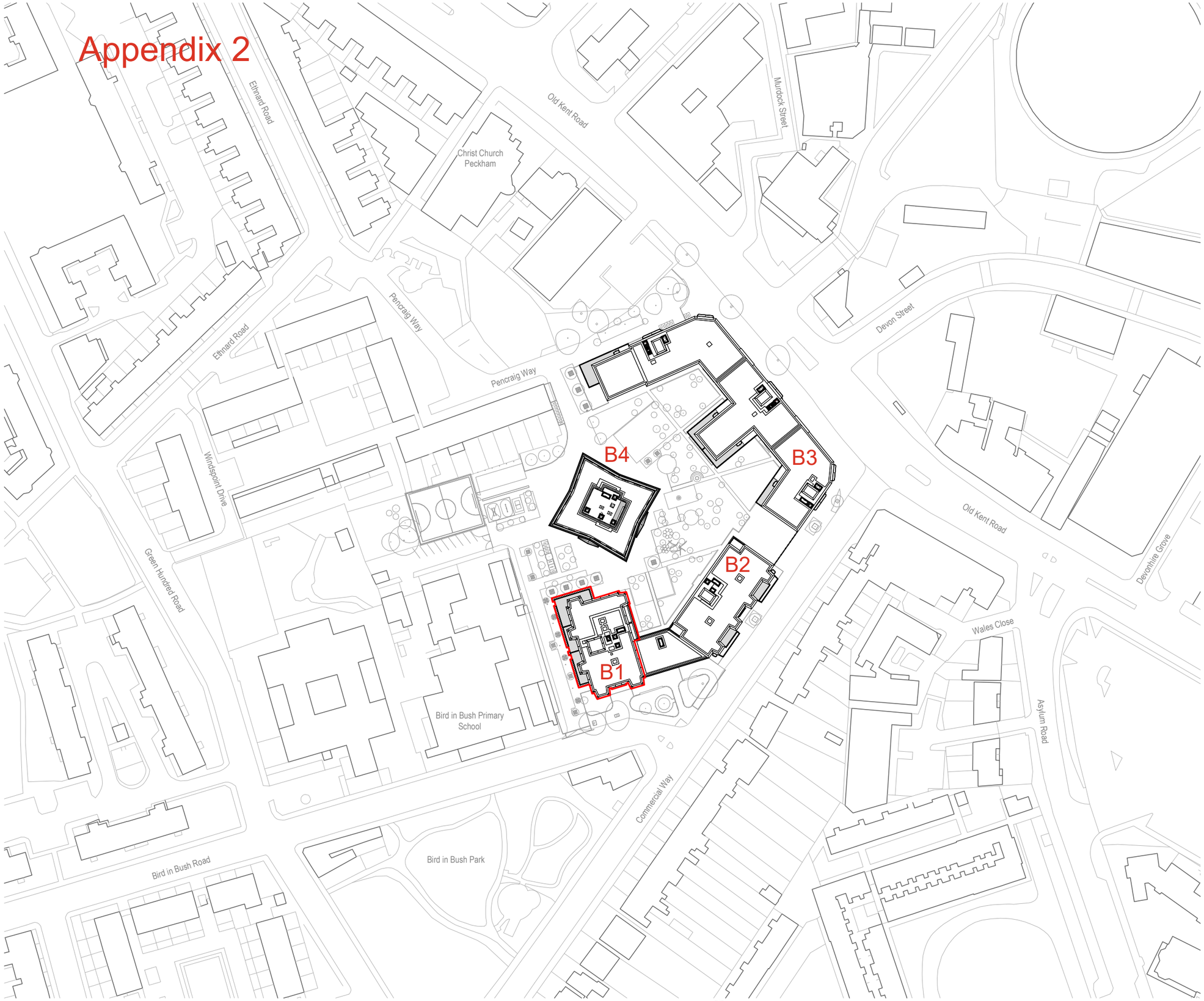
Southwark Council on **020 7732 2886** or email **ledburyhousingteam@southwark.gov.uk**

or your Independent Tenant and Homeowner Advisor, Neal Purvis from Open Communities on (Freephone) **0800 073 1051** or at **neal.purvis1@btinternet.com**.

If you require translation services or someone to read it to you then please contact Southwark Council on **020 7732 2886** or email **ledburyhousingteam@southwark.gov.uk**.



Appendix 2



NOTE: Title Number TGL69487

CLIENT

Higgins

This design intent drawing has been prepared for Stage 4 on Ledbury Estate and is limited to the scope and terms of KCA's appointment. To be confirmed by specialist subcontractor's proposals. All variations to be managed through the approved change control procedure.

KCA shall not be liable for the use of this drawing for any purpose other than that for which it was originally prepared or for the modification or alteration of the drawing by others.

KCA own all intellectual property rights including any copyright contained in the designs unless stated otherwise in our appointment.

This drawing is based on topographical surveys: L9049-Topc-N1-2D-REV2 received 20.09.22 and L9049-Topo-S1-2D-REV1 received 09.09.22 provided by others. The architect cannot accept responsibility for the accuracy of this survey information.

All levels and dimensions should be checked on site and any discrepancies notified to the architect prior to proceeding with any works.

Rev	Status	Reason for Issue	Date
P01		Land Registry Plan	01/04/26

Karakusevic Carson Architects

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Hackney
London E2 8HD

mail@karakusevic-carson.com | +44 (0)207 566 6300

PROJECT

Ledbury Estate
Bromyard House, Commercial Way
SE15 1QE

TITLE

Ledbury Estate Land Registry Plan - Phase 2

PACKAGE

04.1-MASTERPLAN:Plans

DRAWING NUMBER	REVISION
LED - KCA -XX -RF -DR -A - 041127	P01

CDE Project N° | Originator | Zone | Level | Type | Role | Drawing Number

STATUS	STAGE
- For Information	4

REVISION DATE	DRAWN BY	SCALE
01/04/26	RF	1 : 1250 @ A3
FIRST ISSUED	**CHECKED BY**	**KCA PROJECT NUMBER**
01/04/26	SR	564

Appendix 3

Phase	Sectional Name	Description of Section
Phase 1	Section 1	The design, construction, and completion of 80 dwellings in Blocks A1 and A2 on the site of the former Bromyard House including further minor demolition works
Phase 1	Section 2	Bromyard Courtyard Refurbishment
Phase 1	Section 3	Design and Construction of MUGA and adjacent Electrical Sub-station
Phase 1	Section 4	Refurbishment of Camelot School Boundary Wall
Phase 1	Section 5	Estate Boundary Wall Works
Phase 1	Section 6	BMX Track to Bird in Bush Park

Phase	Sectional Name	Description of Section
Phase 2	Section 7	The design and demolition of existing blocks Skenfrith House, Sarnsfield House and Peterchurch House, all associated underground garages and the TRA Hall
Phase 2	Section 8	The design, construction and completion of 77 dwellings in Blocks B1 and B2
Phase 2	Section 9	The design, construction and completion of 183 dwellings in Blocks B3 and B4.
Phase 2	Section 10	The design and construction of the Community Centre within the ground floor of Block B4.
Phase 2	Section 11	Access Road serving the Phase 2 Site
Phase 2	Section 12	Highways improvement works to Pencraig Way

Appendix 4

Phase 2 Appraisal Workings

	Scenario 1 £' *retention of the private sale homes under the original grant assumptions*	**Scenario 2 £'** *retention of the private sale homes with the enhanced GLA grant rate*	**Scenario 3 £'** *conversion of the private sale homes to council homes for social rent, supported by enhanced GLA grant and Right to Buy receipts*
Total Costs (Ex Finance)	174,700,757	174,700,757	174,700,757
Financing Costs During Development	16,101,041	12,060,717	7,925,885
Total Income	50,084,746	76,959,746	79,830,769
Present Value Rents & Service Charges	88,204,124	88,204,124	106,441,786
NPV of Scheme	(52,512,928)	(21,597,604)	3,645,913
Payback Date of Scheme	51y	41y	26y

Notes: The appraisal was based on 50y terms for social rent benefits and discount rates. A blended loan rate of 3.08% is assumed over debt servicing periods. Service charges are assumed to cover all service costs. For social rent, management and maintenance costs are assumed at £600 per unit with bad debts and voids set at 3.00%. A discount rate of 3.50% is assumed on income from rents and sales. A rate of £3,000 per M^2 is assumed for Major Works liabilities for social rented homes.

Agenda Item 12

Meeting Name:	Executive
Date:	15 September 2026
Report title:	Housing Allocations Scheme Review
Executive Member:	Councillor Reginald Popoola, Executive Member for Council Homes
Ward(s) or groups affected:	All wards
Classification:	Open
Reason for lateness (if applicable):	Not applicable

FOREWORD – COUNCILLOR REGINALD POOPLA, EXECUTIVE MEMBER FOR COUNCIL HOMES

This report comes before the Executive at a pivotal moment for housing in Southwark. With more than 20,000 households on our housing waiting list, the housing pressures facing Southwark are more acute, more complex, and more urgent than at any point in recent years. Rising homelessness, the continuing shortage of genuinely affordable homes, increasing demand for temporary accommodation, and sustained pressure on council finances have combined to create a system that is too often difficult for residents to understand and too stretched for officers to administer with the consistency, clarity and pace that applicants rightly expect. At the same time, the Council must respond to a changed legal, regulatory and policy environment, including new statutory guidance, recent reforms to the private rented sector, and the clear concerns raised by the Regulator of Social Housing in its November 2024 judgement.

The current scheme was introduced in 2013. Since then, the housing landscape has changed drastically. Housing pressures have intensified, homelessness has increased, and expectations around transparency, accountability and regulatory compliance have rightly become stronger. The adoption of a new Housing Allocations Scheme is therefore a necessary and significant step in rebuilding confidence in how Southwark allocates its scarce social housing, ensuring that the Council meets its legal duties, and providing a clearer, fairer and more transparent framework for some of the borough's most vulnerable residents.

This report sets out the case for change and recommends the adoption of a revised Housing Allocations Scheme following extensive development, engagement and consultation over a two-year period. The new scheme has been shaped by changes in legislation, external scrutiny, legal challenges, feedback from residents, applicants, tenants, housing associations and internal services, and the practical experience of administering the housing allocations current system. It seeks to simplify the rules, improve clarity for applicants, support better decision-making, and ensure that limited social housing is allocated in a way that better reflects statutory duties, reasonable preference, local priorities and the urgent need to reduce reliance on temporary accommodation.

The challenge before us is a difficult one. Behind every application is a resident or family seeking the security, stability and opportunity that a safe and affordable home provides. No allocations scheme can, on its own, resolve the structural shortage of affordable housing. However, the Executive has a responsibility to ensure that the system we operate is fair, lawful, transparent and capable of commanding the confidence of residents at a time when every available social home counts.

RECOMMENDATION(S)

Recommendation(s) for the Executive

1. To approve 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. To approve 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. To agree that a review of the new Scheme be carried out after 12 months of operation and reported to the Lead Member.

12. To note the associated resource implications and costs of implementing the new scheme.

REASONS FOR RECOMMENDATIONS

13. As a local housing authority, the Council is legally required to have a housing allocations scheme under Part 6 of the Housing Act 1996 (as amended by the Localism Act 2011) (the Act), setting out how social housing is allocated in its borough.

14. These recommendations will enable compliance with regulations and clarity for applicants applying for an allocation of social housing in Southwark.

15. Adopting a new Housing Allocations Scheme is a key priority within the Good Landlord Plan (Housing Improvement Plan) as a result of November 2024 Judgement of the Regulator of Social Housing (the Regulator) on the Council's Landlord Services, citing the lack of an up-to-date Allocations Scheme as one of the reasons for the C3 Grade. Southwark remains on the Gradings Under Review list and the Regulator has the power to downgrade Southwark to a C4, or initiate enforcement action if the Council fails to meet the outcomes of the Consumer Standards, which includes satisfying the Regulator that we are allocating our homes in a far and transparent manner.

16. The revised Housing Allocations Scheme aligns with the Government's National Plan to End Homelessness, supporting prevention, fair access to social housing, and improved move-on from temporary accommodation.

17. The proposed Housing Allocations Scheme sits alongside recent reforms to the private rented sector, including the Renters' Rights Act, supporting homelessness prevention by encouraging more stable private rented housing while maintaining access to the housing register for those who need it.

ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

18. This policy has been developed over a two-year period through extensive consultation with both internal and external stakeholders, including tenants, housing applicants, and residents of Southwark. As a result, a wide range of alternative approaches for each element of the scheme, where decisions are at the discretion of local elected members rather than mandated by statute have been carefully considered.

19. Options explored included reverting to a points-based system, removing the choice-based lettings system approach, and retaining the use of 'priority stars' to give additional priority within Bands.

20. These options have not been recommended due to the complexity and potential lack of clarity they impose on the housing allocations rules and administration, which should benefit from clarity and simplification for both applicants and officers administering the scheme.

21. The option to retain four bands rather than five has also been considered. This has not been taken forward as it is considered necessary for the proposed new scheme to have five bands to clearly express the reasonable preference and additional preference categories.

POST DECISION IMPLEMENTATION

22. The new Housing Allocations Scheme (the Scheme) will be implemented as set out from paragraph 113 below, with additional resources allocated to support the implementation of the scheme in particular but not limited to integration of IT systems and quality assuring the households that will be eligible and qualify to access housing.

23. A working group led by the Housing Transformation team, reporting to a project board chaired by the Director of Housing Needs and Support, is managing the implementation process, including IT changes, communications, new procedures, staff training and application reviews.

24. IT and Temporary Accommodation Allocations staff will complete a structured review of the housing register to quality-assure application data and confirm eligibility, priority banding, and bidding status ahead of implementation of the new Scheme.

25. It is anticipated that the scheme will go live shortly following Executive approval.

BACKGROUND INFORMATION

26. Every local authority must have a social housing allocations scheme, setting out the rules for allocating social housing in the area and explaining how decisions are made, to comply with the Housing Act 1996 (the Act) and the Allocation of Accommodation: Guidance for Local Housing Authorities in England, 2012 (last updated June 2024) (the Code of Guidance).

27. The Council must publish a clear and understandable summary of the scheme to demonstrate that the process of allocating social housing is fair, consistent, and transparent. The current published Southwark Housing Allocations scheme 2013 includes provisions arising from the Localism Act 2011.

28. While there is no statutory timeframe for reviewing an allocations scheme, it is considered good practice to review the scheme at least every two years and the scheme in use must be updated to ensure compliance with any regulatory changes, such as the 2022 Statutory Guidance: Improving Access to Social Housing for Victims of Domestic Abuse and the Allocation of Housing (Qualification Criteria for Armed Forces) (England) (Amendment) Regulations 2024.

29. An updated housing allocations scheme was presented to Cabinet in 2020 and approved for consultation, which took place during 2021. Following significant increases in homelessness and other related matters, the 2020 draft was withdrawn, and work on a new draft began in 2023.

30. The new draft scheme has been informed by changes in legislation, further increases in homelessness and the related cost of temporary accommodation, budgetary pressure in the Housing Revenue Account along with external scrutiny and legal challenges of the existing scheme.

31. Proposed changes to key elements of the scheme, including qualification, choice and priority, have been developed with the support of internal partners and Housing Associations (HAs) during pre-consultation engagement, which began in February 2023 supported by specialist housing allocations consultants Neil Morland and Co. to help formulate the new scheme.

32. The consultants advised that the current 2013 Housing Allocations scheme is vulnerable to legal challenge in a number of respects, which became evident following issues the service has faced relating to statutory overcrowding and disabled adapted accommodation.

NATIONAL POLICY CONTEXT: HOMELESSNESS

33. In December 2025, the Government published **A National Plan to End Homelessness**, setting out a cross-government strategy for England with the long-term ambition that homelessness becomes rare, brief, and non-recurring. The Plan places a strong emphasis on prevention, earlier intervention, and

reducing reliance on unsuitable temporary accommodation, while ensuring social housing is allocated in a fair, transparent, and needs-led way.

34. The National Plan identifies social housing allocations as a critical lever in preventing homelessness and reducing repeat homelessness, including improving access for households with the highest levels of need, strengthening pathways out of temporary accommodation, and ensuring that allocation policies are simple, understandable, and compliant with statutory guidance. The Plan also signals the Government's intention to update national guidance on allocations to address barriers to fair access to social housing.

35. The proposed Southwark Housing Allocations Scheme directly supports the objectives of the National Plan by prioritising households experiencing homelessness and severe housing need, simplifying the prioritisation framework, and strengthening transparency and consistency in decision-making. In particular, the revised banding structure and removal of non-housing related priority align with the National Plan's focus on allocating scarce social housing resources based on housing need, while managing expectations for applicants who are unlikely to receive an allocation.

    The National Plan also highlights the need to improve temporary accommodation pathways and reduce prolonged stays, including a national ambition to eliminate the routine use of bed and breakfast accommodation for families and to improve the quality and suitability of temporary accommodation. By strengthening the allocation of social housing to homeless households and improving move- on from temporary accommodation, the proposed scheme supports these national objectives and the Council's wider Homelessness and Rough Sleeping Strategy.

CONSUMER STANDARDS FOR SOCIAL HOUSING

36. As part of the new inspection regime for the Regulator of Social Housing (the Regulator) to test against the Consumer Standards for social housing, the Regulator carried out a planned inspection of the Southwark Landlord Service in August 2024.

37. These Consumer Standards were introduced through the Social Housing (Regulation) Act 2023 and apply to all HAs. These Standards include the Tenancy Standard, which states that HAs must allocate and let their homes in a fair and transparent way taking the needs of tenants and prospective tenants into account.

38. Specific expectations set out in the Tenancy Standard require that HAs must seek to allocate homes that are designated, designed, or adapted to meet specific needs in a way that is compatible with the purpose of the housing. This includes general needs homes, family homes, adapted homes for households with a disabled family member, and sheltered housing.

39. The Tenancy Standard also requires that HAs must develop and deliver services that seek to address under-occupation and overcrowding in their homes, focus on the needs of tenants, take action to prevent and tackle tenancy fraud, and have a simple and accessible appeals process for allocation decisions. These requirements all relate to an HAs adopted housing allocations scheme, among other areas of a landlord's services.

40. Following the inspection Southwark received a C3 grading from the Regulator in November 2024. In its supporting published judgement, the Regulator was highly critical of the lack of an updated housing allocations scheme.

41. The Regulator noted the proactive steps being taken to develop a modern scheme, and this is now a key action within the Good Landlord Plan (Housing Improvement Plan), which is regularly reviewed by the Regulator.

SOCIAL HOUSING ALLOCATIONS SCHEME REQUIREMENTS

42. Prescribed information for the scheme includes:

    a. Eligibility criteria, based on immigration status and habitual residence.

    b. The applicant's right to a review of any decision made within the scheme and the process for doing so.

43. The Act also requires that schemes provide for 'reasonable preference', or priority, be given to certain categories of person in housing need. These categories are:

    a. People who are homeless (within the meaning of Part 7 of the Housing Act 1996 (owed the full homelessness duty by Southwark)).

    b. People who are owed a homelessness duty by any local housing authority under section 190(2), 193(2) or 195(2) (or under section 65(2) or 68(2) of the Housing Act 1985 or who are occupying accommodation secured by any such authority under section 192(3).

    c. People occupying insanitary or overcrowded housing or otherwise living in unsatisfactory housing conditions.

    d. People who need to move on medical or welfare grounds, including grounds relating to a disability.

    e. People who need to move to a particular locality in the district of the authority, where failure to meet that need would cause hardship to themselves or to others.

    f. People who are suffering, escaping or recovering from domestic abuse.

44. This does not mean that applicants who fall into these groups must be allocated a social rented home, but they are entitled to be given a reasonable preference within the scheme.

45. A scheme must also give additional preference to former members of the armed forces, their families (essentially their partners and children) and reservists, who fall into any of the above reasonable preference categories.

46. While housing allocations law and guidance must be followed, there is some provision for councils to tailor their schemes to reflect local housing pressures and priorities, The criteria that may include some locally defined elements include:

    a. The criteria for qualifying to join the housing register for an allocation of social rented housing, such as residency requirements, behaviour requirements, or income thresholds, as well as which groups of

applicants may be lawfully excluded form qualifying, for example those with no local connection.

b. The size and type of accommodation that an applicant's household can be offered.

c. How applicants can express preferences, or choice, for certain types of property or locations within the borough.

d. The method of allocation, setting out the prioritisation system to be used, and how applicants will be shortlisted and matched to properties.

e. How all scheme decisions are made.

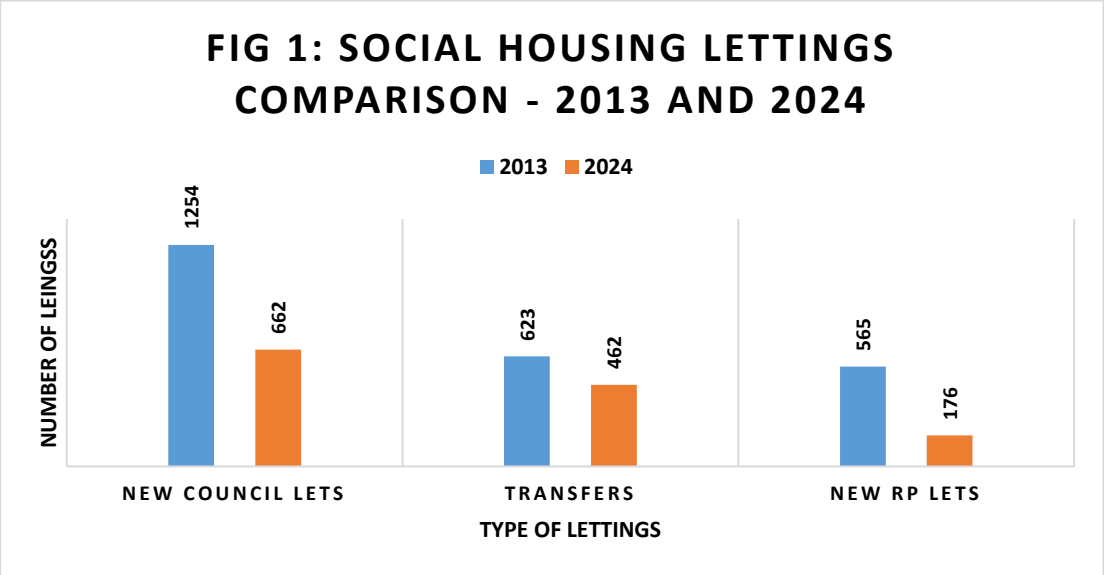
f. How nominations are made to other providers of social housing (housing associations) in the borough.

SOUTHWARK HOUSING ALLOCATIONS

47. The significant demand for social housing in Southwark, and across London, is well documented. The council, like, most local housing authorities in England, has been unable to meet the housing needs of the majority of applicants on the housing register for many years, despite one of the strongest programmes of building and facilitating new social rented housing nationally through its housebuilding and enabling programmes.

48. Since the current housing allocations scheme was introduced more than 10 years ago, pressures on social housing and associated housing services have increased considerably and continue to do so. The number of households with applications on the Southwark Housing Register is now more than 22,000, and 4,200 households living in temporary accommodation.

49. These pressures are significantly exacerbated by the reduction in the number of social rented homes available to let each year. In 2013 there were 2442 social rented homes let to households on the Southwark Housing Register, of which 623 were transfers to current Southwark tenants and 525 were nominations to Housing Associations (HAs) compared with 1217 lets during 2024/25, of which 462 were transfers and 176 were nominations to HAs.

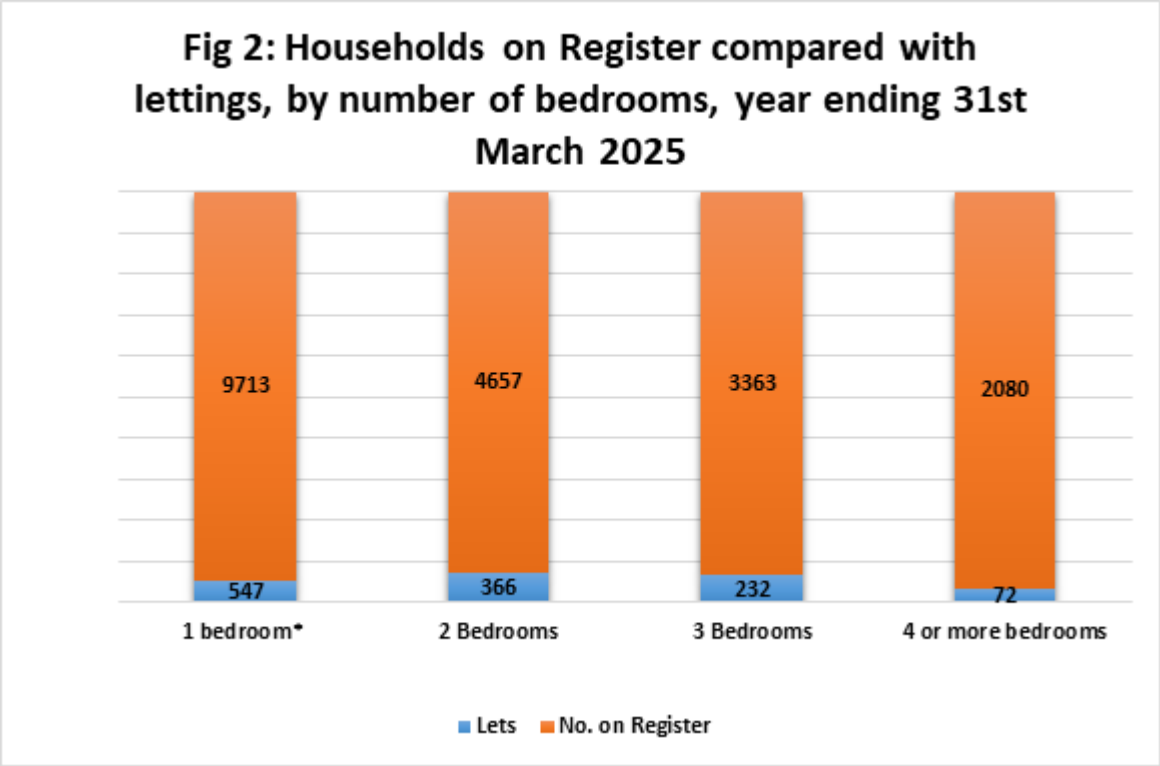


Source: Social housing lettings in England, 2022/23: COntinuous REcording (CORE) data.

50. As the number of people applying for social housing far exceeds the number of homes that become available to let each year, social housing is unfortunately not a realistic housing option for most applicants, with only 6% of those registered being allocated a social rented home in Southwark in the year ending 31st March 2026. It is therefore essential that the housing allocations scheme be framed to ensure that the majority of social housing in the borough is allocated to those who need it the most.

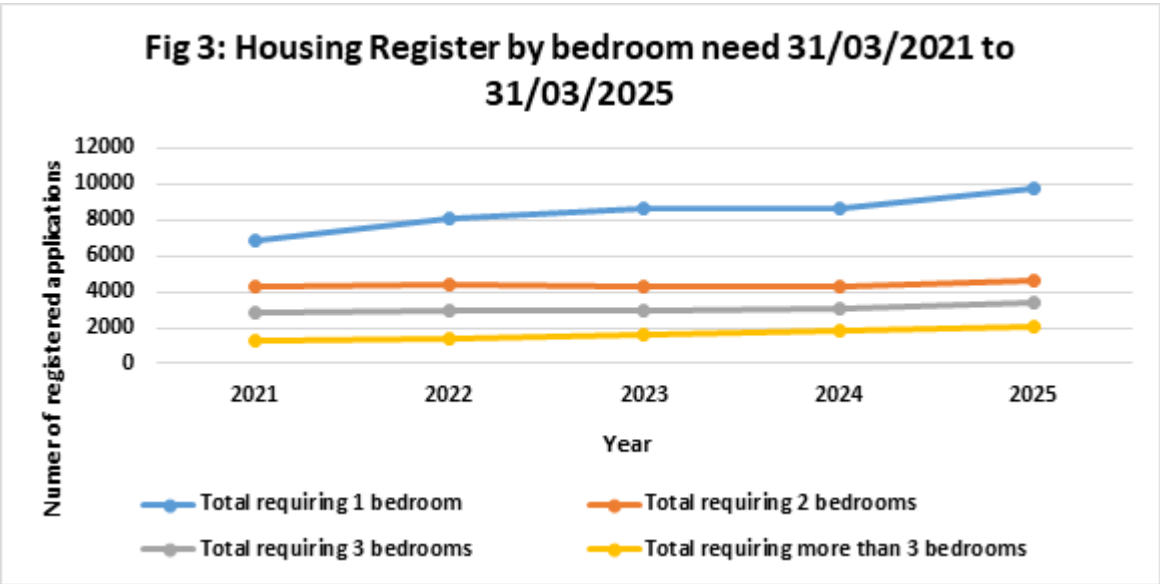
51. The type and size of social rented homes that become available is also an important factor, as almost 34% of Council homes in the Borough are one bedroom or studio homes, designed for single people or couples, which is reflected in the homes that become available to rent with the largest proportion of lettings being almost 45% to one bedroom* homes.

52. Housing Register analysis also shows that one bedroom or studio homes are in the greatest demand, as seen at Fig 2, with just under 50% of applicants having a one bedroom need.



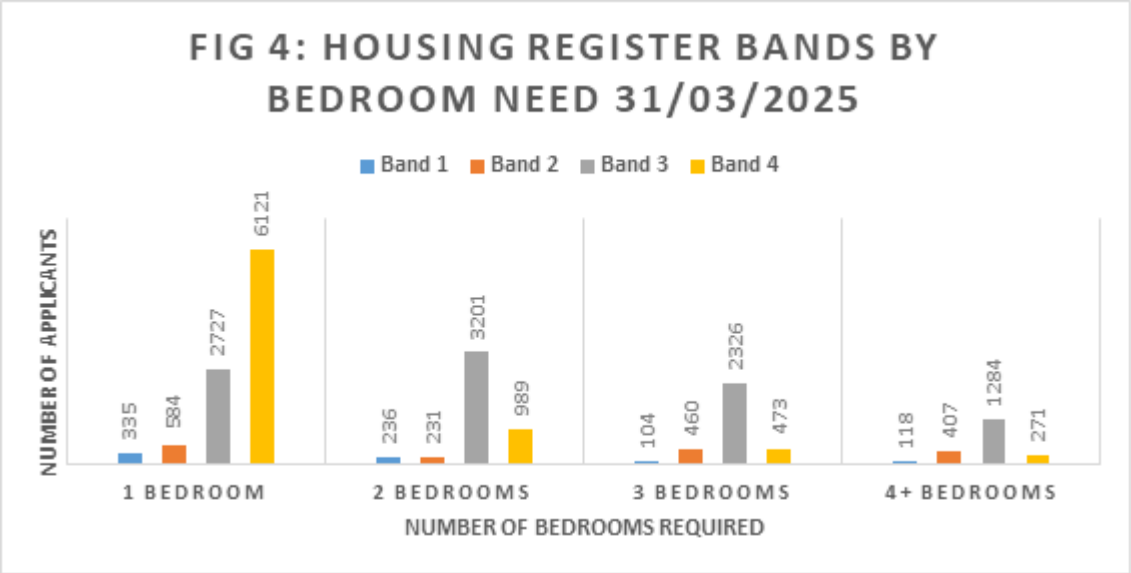
Source: Southwark Housing Register and Allocations data 2024/25
**This number also includes studio flats and sheltered housing.*

53. As evidenced in Fig 3. above, the growth in the need for one-bedroom homes is far greater than for any other property size, rising from 6868 registered households in 2021 to 9713 in 2025. All other property size need increased at a much slower rate.



**Source: Southwark Housing Register Data 2021 to 2025.*

However, it is essential to understand when considering this scheme, as well as when planning new affordable housing provision in the Borough, these numbers alone do not determine the level of priority need to be addressed. Fig 4 shows the breakdown of priority Band by bedroom need at 31st March 2025, clearly showing that more than 30% of applications on the register, are those in Band 4 with the least priority, seeking one bedroom or studio accommodation.
Source: Southwark Housing Register Data 31st March 2025



Source: Southwark Housing Register Data 31st March 2025

54. By comparison, the allocations for 2024/25 show that the greatest proportion of available social homes for each property size were let to applicants in Band 3.

55. There are often challenges of suitability faced by households in Band 1, for example where the home is not accessible for the households, and there will be some change to this with the proposed scheme with, for example care leavers currently included within the Band 2 being given greater priority and moved up to the highest priority, Band A. However the mismatch between the level of need and the size of the available homes means that those with the lowest need could be the most likely to be offered a social home. With such limitations to the efforts to meet housing need and it is essential that the Scheme is clear and understandable for all and effectively communicated to applicants, and those 94% of households who will unfortunately not benefit from being allocated a social rented home and will need to secure an alternative housing option.

KEY PROPOSED CHANGES

56. The full detail of the proposed changes to the scheme, following the analysis of the consultation and engagement responses and Equalities Impact and Need Assessment, are included within the accompanying appendices. The key changes are set out below.

Eligibility and Qualification

57. Applicants who meet the prescribed eligibility criteria will then need to meet qualification criteria. To qualify for an allocation of social housing within the current scheme an applicant must be 16 or over and capable of holding a tenancy. With the exception of some Armed and Reserve Forces personnel, they must also have a local connection to Southwark from having lived in the borough for the last five years, or work in Southwark and have a housing need, or want to live near a close relative to provide or receive care and support. There is also provision for those with specific medical or social needs to be excluded from needed a local connection.

58. For the proposed new Scheme, the criterion of local connection due to working in the Borough is being removed as an automatic reason for qualifying to join the housing register, with the exception of social housing tenants in England applying under the Right to Move Statutory Guidance.

59. In addition, qualification under the Scheme will include households who are residing outside of the borough where this is the result of an offer of private rented sector accommodation secured to discharge the Council's duties under Part 7 of the Housing Act 1996 (including discharge of the prevention duty, relief duty, or following acceptance of the main homelessness duty). This ensures that households are not disadvantaged in accessing the housing register solely because they have accepted suitable private rented accommodation outside the borough, and supports homelessness prevention and move-on from temporary accommodation.

Priority Bands and additional priority

60. The current 2013 scheme is structured around four priority bands, with Band 1 representing the highest level of housing need and Band 4 the lowest. Applicants may be placed in Band 4 either due to a lower assessed need or as a result of a temporary downgrade in priority, for example following the refusal of three suitable offers of accommodation.

61. In addition to the above, additional priority is provided to some applicants within the Bands by way of Priority Stars. These Stars are 'awarded' for homeless applicants in Band 4, and applicants who can evidence that they are working or volunteering. Southwark social housing tenants not in breach of their tenancy agreement are given additional priority through the Good Tenant Award. Both the Priority stars and Good Tenant Award will be removed in the proposed scheme to ensure that the scheme is as simple and transparent as possible and based only on the housing needs of the household.

62. The proposed new scheme is very similar in the priority given for each set of circumstances, with the changes being five Bands, A to E, providing an additional Band to ensure we can give reasonable preference to homeless applicants not owed a Part VII duty, as required by the Act. Those applicants currently in Band 4 who meet this criterion will remain in the 4th Band D, and all other applicants with low housing need that do not meet any of the criteria in Bands A to D, as well as social housing tenants seeking a move but with on housing need, will be moved down to the new Band E.

63. Applicants with a right of succession and those who are Southwark tenants seeking a management transfer will be managed by Landlord Services under policies separate to the allocations scheme, and Emergency Landlord Transfer criteria will be removed.

64. Band A includes the requirements of the Code of Guidance in regard to severe property conditions, Care Leavers, single homeless applicants approved for the Councils Housing First scheme, and applicants with severe medical, disability or welfare including terminal or life-threatening health condition contributed to by the current housing or to give or receive care will be moved up to Band A.

65. Band B removes applicants in adapted home no longer required, applicants subject to multi-agency public protection agreement (MAPPA), adults with learning disability wanting to live independently, and Southwark Council or Housing Association tenants for 5+ years at property with no tenancy breach.

66. Under the new Housing Allocations Scheme, overcrowding will be assessed in a clearer and simpler way. The Council will look at whether a household is legally overcrowded, or overcrowded under the Council's bedroom standard. Households living in very overcrowded conditions will continue to be given the highest priority for rehousing. For other households, overcrowding will be assessed using updated bedroom rules, including allowing children of the same sex to share a bedroom until the age of 20. This brings Southwark in line with many other London councils and helps make decisions more consistent and easier to understand.

67. Those with applications moved to Band E will be able to bid on advertised homes, following consultation feedback on the draft proposals. While they are unlikely to be rehoused because of their lower priority, allowing bidding supports transparency and inclusion within the scheme.

Choice

68. Social homes will still be allocated mainly through a Choice Based Lettings (CBL) scheme where approved applicants are able to express their interest in an advertised home through bidding, and new properties will be added when they are ready for bidding on, rather than weekly to help reduce void periods.

69. Most applicants will be able to bid on one home at any time and will still be suspended for a 12-month period on refusal of three suitable offers but not demoted to the lowest band during that period.

70. The Council will still use Direct Letting from time to time, for example when a homeless household living in temporary accommodation does not bid on any available home, where suitable homes have been advertised. All direct lettings will be approved by the Director of Housing Needs and Support.

Other Changes

71. New council homes will still be allocated through a local lettings policy which will include a proportion of the homes to be let to current tenants, but this will be on a site-by-site basis at between 0% and 100%, no longer restricted to 50%.

72. A separate management transfer policy that will work alongside the main Allocations Scheme will be developed with Area Managers to improve the process of urgent and essential management moves. This should help reduce the time taken for these moves and reduce void periods.

73. The Council will make use of an annual lettings plan, as specified within the new scheme document, to provide flexibility to respond to changes in housing need within the borough.

74. An Accessible Housing Register will be established with support from colleagues in Asset Management to determine whether a property is adapted or adaptable, at the point of advertising. Following a legal challenge during 2023/24 this has been identified as an area for improvement. This will not physically be a separate register, but rather, improved coding on the Council's property database when a home becomes void, and on the application of the households in need of an adapted or adaptable home. This will provide the potential to more effectively match adapted homes to applicants who need them.

75. The current scheme requires applicants to inform the Council of any changes in circumstances but there is no provision for an annual review of housing circumstances. Such reviews are good practice, as many applicants shortlisted for accommodation have not provided up to date information and this leads to disappointment for the applicant if they cannot be offered the property, and additional administration for officers. To ensure the application is always as up to date as possible rolling annual reviews will be introduced within the proposed scheme, through a simple annual request for the applicant to review their application and either confirm and evidence any changes or confirm that there are none.

76. The current scheme uses the Local Housing Allowance (LHA) bedroom criteria to assess non-statutory overcrowding and inform the number of bedrooms an applicant needs. These criteria include a ceiling age for same sex siblings to share a bedroom up to the age of 15, with those 16 and over entitled to their own bedroom. In line with the bedroom standard, the new scheme proposes raising that ceiling age to 20, meaning that children of the same sex can be expected to share a bedroom up to the age of 20 unless there is evidence that a separate bedroom is required on medical or welfare grounds.

77. Full details and impact of all proposed changes between the current 2013 scheme and the proposed new scheme are summarised scope of Changes (Appendix D).

CONSULTATION RESPONSES

78. The Council followed good practice and carried out public consultation on the new proposed scheme for a 12-week period from 10th March 2025, and wrote to notify all council tenants and housing applicants, as well as RPs, partner agencies, support groups and other interested parties to encourage them to have their say on the new scheme proposals.

79. The online consultation asked specific questions on proposed changes and made provision for any and all comments and suggestions regarding any aspect of the proposed scheme.

80. The Consultation Results Report at Appendix B presents the anonymised results from the survey and engagement activity including online and face to face workshops. Organisations representing people with protective characteristics were engaged to encourage their clients that might be considered vulnerable or marginalised to participate.

81. There was an excellent response to the consultation survey through our online engagement website with over 600 responses.

82. In addition, the Council received 482 responses by email. Of these, 480 were submitted using a substantially identical template response coordinated by Housing Action Southwark and Lambeth (HASL), representing the views of individual members of the organisation. The response commented on all ten consultation questions and also raised additional concerns regarding overcrowding, bedroom sharing criteria, Local Lettings Plans, Annual Lettings Plans and the prioritisation of homeless households.

83. Whilst many of these email responses repeated the same substantive points, each response has been recorded and considered as part of the consultation

process. The key themes arising from the HASL submissions are reflected within the Consultation Results Report and have informed amendments and clarifications made to the final draft Housing Allocations Scheme where appropriate.

84. The information provided through these email responses has been fully considered alongside the online survey responses, workshop feedback and stakeholder engagement activity as part of the development of the final recommendations.

85. The information provided from these emails has been included within the consultation results report.

86. In addition to the survey, we have run a series of workshops for staff, community groups and partners, and received a number of helpful comments, views and suggestions.

KEY CONSULTATION OUTCOMES

87. The full anonymised online survey results have been made available in the consultation page of our website for full transparency, and key headline results are set out below.

88. Southwark Housing and other Services within the council have assisted in the development of this proposed allocations scheme, through engagement and consultation, including the Community Safety team, Adult's and Children's Social Services, Housing allocations, Supported Housing Service as well as homelessness and resident services officers, and we carried out engagement sessions with external agencies, including housing support and advice agencies.

Qualification

89. More than 60.7% of respondents of the online survey questionnaire agree that working in the borough should be removed as an automatic qualification criterion, while the collective response from the housing action group members expressed concern about this making local connection rules stricter and consider that the current rules should in fact be relaxed. This proposal is recommended due to the scarcity of social housing in the borough and there are safeguards for those in living in other boroughs that need to move to Southwark for work prevent severe hardship, for example.

Priority Stars

90. Just under half of online survey respondents agree with the proposal to remove non-housing related priority. The housing action group members agree with this proposal and agree that removing priority stars will make the system fairer and easier for applicants to understand.

Housing First

91. 47.9% of respondents who agreed with applicants in the Southwark Housing First support programme being given Band A priority, and 34% disagreed, and the majority agreed with allowing homeless applicants to retain their priority if they take a private rented sector tenancy while waiting for an allocation of social

housing.

Suitability for allocation

92. Almost 60% of online respondents agree that applicants who are no longer suitable to be a social housing tenant should be removed from the register for at least a 12-month period. The housing action group members have expressed concerns that many applicants are in rent arrears because of benefit problems and they should be supported by the council and not penalised. There are safeguards in place in the new scheme, with specific circumstances for removing an application set out and the procedure to be followed in such circumstances as well as help within the council for those in rent arrears in most circumstances.

Limiting the number of offers

93. 54.2% of respondents agree to limiting the number of offers of accommodation made to each applicant, and the housing action group members response supports this, suggesting that two refusals should be allowed for all applicants including those who are living in temporary accommodation, to ensure fairness.

94. Most respondents agree that applicants refusing three offers should be ‘suspended for a 12-month period, rather than being removed from the housing register and being made to really in twelve months.

Preventing Band E from Bidding

95. The original proposal within the draft scheme was that applicants placed in Band E, reflecting a low level of housing need, would not be permitted to bid for social housing through the choice-based lettings system.

96. However, consultation feedback highlighted clear concerns regarding this approach. The majority of respondents disagreed with preventing Band E applicants from bidding, with many expressing that this could be perceived as unfair and lacking transparency, even where the likelihood of rehousing is very limited.

97. In light of this feedback, the Council has reviewed its position and amended the policy. Applicants in Band E will now be allowed to participate in the choice-based lettings system and place bids on advertised properties.

98. While households in Band E are unlikely to be rehoused due to their low priority, allowing access to bidding supports a more transparent and inclusive system. It also enables the Council to better understand demand from this cohort and monitor outcomes, which can inform future policy development.

99. The Council will ensure that Band E applicants receive clear and accessible information about their realistic housing prospects, alongside advice on alternative housing options such as private rented accommodation, mutual exchange, and other routes. This will help manage expectations while maintaining engagement with the scheme.

Annual Review

100. Almost three quarters of online respondents agreed that applicants should be required to confirm their housing circumstances on an annual basis to remain on

the housing register. Conversely, the housing action group consider that the current system in place is sufficient. Their concerns are detailed in the Consultation Results Report (Appendix B) and these have been considered, but the proposals are being made because the current system of change of circumstances and checks at allocations stage are not in fact working effectively, and many applications are found to contain incomplete or incorrect information.

Penalty for not bidding

101. More than half of those responding to the online survey agree that applicants should be removed from the register if they do not place any bids for a suitable advertised property during a 12-month period. The Housing action group members disagree and consider this a punishment for not bidding. Again, the group members have other concerns about some applicants needing support to bid, and these do need to be addressed within the operation of the new scheme, alongside clear communications about the circumstances, and rights of review, of any decision to remove the applicant.

102. To mitigate any unintended impact on vulnerable residents, the Council will put in place additional support to help applicants to participate in choice-based lettings, including the option of an assisted or 'auto-bidding' function where appropriate. This will be offered on an opt-in basis, with the applicant's consent (or via an agreed support arrangement), and will be targeted at residents who are digitally excluded, have a disability, or otherwise require support to engage with the bidding process. Appropriate safeguards will be applied, including clear suitability parameters (for example, property type, size and location preferences), audit trails, and officer oversight, to ensure that auto-bidding supports informed choice and does not remove applicants' rights to review or appeal decisions.

Other comments and concerns

103. The scheme document was provided to consultees, who were encouraged to review the document and make any further comments or suggestions outside of the survey questions. The following sections cover the areas of concern raised.

Local and Annual Lettings Plans

104. The housing action group members expressed concern that the policy of Local Lettings Plans including a flexible quota system for new build social housing are not necessary and all homes should go to those bidding, who have the highest need. They consider the potential for 100% of new homes on any scheme being offered first to current social housing tenants gives the council more power, allows for social housing tenants to 'queue jump', causes confusion and provides less transparency for applicants.

105. The council does have the power, through the Act and the Code of Guidance, to offer its homes to current tenants first using local lettings plans, and these are normally advertised through the choice-based lettings system clearly stating that the homes are part of a LLP and only current tenants can bid in the first instances, so is clear and transparent by nature. Tenants, other than those offered urgent management transfers, are also applicants and each tenant accepting a new social home releases their current social home to also be advertised to applicants on the register.

106. The Housing Action Group raised concerns about the potential impact of Annual Lettings Plans (ALPs) on transparency and understanding of how homes are allocated, particularly where lettings do not take place through standard choice-based lettings and priority bands. In response, the Council will set out clearly how and why ALPs may be used, including the circumstances in which targeted approaches such as restricted bidding or direct lets may be applied. Details of the intended use of ALPs, including any proposed quotas and delivery methods, will be transparently presented within an Executive report.

107. The ALP is integrated into the proposed Scheme as it is in the current Housing Allocations Scheme, as an adaptable tool to help effectively respond to the objectives of the Scheme and the changing housing needs within the borough. The Act provides for councils to include provision within a scheme regarding the allocation of particular housing accommodation to persons of a particular description. This is usual practice in housing allocation schemes, and aims to achieve specific objectives, for example, to reduce pressures on temporary accommodation by allocating a set proportion of social housing lettings to homeless households, or setting quotas for nominations from other statutory services, such as Adult Social Services or key workers.

108. Lettings outcomes for both annual and local plans will be monitored, analysed and published each year, and housing needs reassessed, to determine any thresholds or quota for applicant groups to be set for the year ahead to meet identified need. The quota may cover homes advertised through the CBL system and direct lettings.

Overcrowding

109. The housing action group members expressed concern about changes to overcrowding reducing the priority of families on the register as they feel the Council are proposing a stricter overcrowding test for the top Band as the proposed policy explains statutory overcrowding as lacking three or more bedrooms. In addition, they are requesting the removal of the ‘deliberate act clause’ which is there to prevent households from, for example, moving in friends and family members only for the purposes of being given priority for overcrowding.

110. The Council is not proposing stricter criteria for statutory overcrowding in the highest priority Band but sought to provide a simpler explanation. As the action group correctly clarify this does not explain statutory overcrowding in every circumstance as on occasion some properties have rooms of a size that result in statutory overcrowding while lacking two bedrooms, for example. We have amended the final draft scheme document to clarify that statutory overcrowding includes reference to the definition in Part X of the Housing Act 1985.

111. The Group agree with our proposals for Band B for overcrowding defined as lacking two bedrooms as this band reflects their high housing need, but do not agree with our proposal to change the third priority Band overcrowding definition from ‘overcrowding’ to ‘lacking one bedroom’ as they consider this new definition to be a stricter test for applicants occupying housing with shared facilities. However mitigation is not considered necessary for single people and couples sharing facilities with other adults, as there are safeguards regarding property condition and overcrowding within the Council’s licencing scheme, and other overcrowding is prioritised as set out within the Scheme.

Bedroom Criteria

112. The new Scheme removes the use of the Local Housing Allowance Bedroom Criteria, increasing the ceiling age for sharing a room with a same sex sibling from 15 to 20. This aligns with the bedroom standard and with the *Allocation of accommodation: guidance for local housing authorities in England*, which supports the use of recognised measures of overcrowding and household composition. It provides a clear, consistent and legally robust framework for determining housing need and helps ensure decisions are transparent, easier to explain and defensible. The approach also aligns Southwark with established practice across local authorities and wider housing and welfare frameworks.

113. The revised approach removes this provision, bringing the policy into line with the standard definition of overcrowding. Importantly, the policy retains flexibility where individual circumstances require a separate bedroom, with provision for exceptions on medical or welfare grounds where supported by evidence. Benchmarking indicates that this approach reflects current practice across local authorities.

114. The Equality Impact Assessment has been completed and has not identified any adverse impacts on protected groups. Overall, the change supports better use of scarce housing stock, strengthens consistency and fairness in decision making, improves transparency for applicants, and helps ensure the scheme remains deliverable within severe supply constraints.

Homelessness

115. Comments were received about moving applicants living in insecure housing to new Band C, alongside accepted homeless households, including those in temporary accommodation. The housing action group members felt that removing the homelessness star, and giving other groups such as Housing First applicants, greater priority, would further reduce priority for households with a main homelessness duty living in temporary accommodation arranged by the Council stating ‘It is totally unjustifiable that in the biggest homeless crisis in generations the council would implement policies to demote homeless households on the housing waiting list.’ While these concerns are understood, the aim of this proposal is in fact to work towards preventing and reducing homelessness and the need for temporary accommodation and will be clear for applicants to understand.

116. The proposed Scheme includes provisions to support homelessness prevention by allowing households who move into the private rented sector outside of the borough under the prevention duty, relief duty, or following acceptance of the main homelessness duty, to retain their ability to remain on the housing register. This approach recognises that private rented accommodation can provide a suitable and stable housing solution for some households while they continue to seek longer-term options. By retaining access to the register, the Scheme removes a disincentive to accepting private rented accommodation and supports earlier move-on from homelessness and temporary accommodation. This helps encourage residents to consider alternative rehousing options where appropriate, while maintaining a clear focus on allocating scarce social housing to those with the highest levels of housing need.

117. In conclusion, the changes are largely positively received with most respondents agreeing with the proposed changes. Some amendments have been made to the

draft scheme following the consultation, as set out above, and the scheme presented at Appendix A includes these. Full details of the consultation are at Appendix D.

MANAGEMENT TRANSFER POLICY

118. The Management Transfer Policy sets out a clear framework for managing urgent and essential transfers for existing council tenants where a move is required to address serious housing management, safety, or welfare concerns. This includes situations such as significant risk to household members, severe property related issues, or circumstances where remaining in the current home is no longer safe or sustainable. The policy operates separately from the main Housing Allocations Scheme, ensuring that management transfers are prioritised appropriately without competing directly with applicants on the housing register.

119. Operating the Management Transfer Policy alongside the revised Housing Allocations Scheme provides greater clarity, consistency, and transparency for residents and officers. It ensures that the most urgent cases can be dealt with swiftly and proportionately, supports effective tenancy management, and helps make best use of available housing stock. By clearly distinguishing management moves from general allocations, the Council can better balance tenant safety, operational efficiency, and fairness across the wider system.

120. The introduction of a standalone Management Transfer Policy was referenced within the consultation documentation, as set out under section 2.1, and forms part of the wider package of reforms to modernise and strengthen the Council's approach to housing allocations. Feedback received through consultation has informed the final policy, which is included at Appendix B and proposed for implementation alongside the new Housing Allocations Scheme.

IMPLEMENTATION OF NEW ALLOCATIONS SCHEME

121. All relevant staff, but in particular the Housing Needs and Support Division, will be given comprehensive training with new procedures on the day-to-day management of the new scheme. The IT system workflow will be fully utilised by service managers to support the aim of reducing application processing time, and a reduction in chasing emails and calls, and other complaints from applicants.

122. The Communications team will support the Housing Allocations officers in promoting the new scheme via social media and local press and encouraging applicants to respond to any contact from the Housing Allocations Team as quickly as possible, while explaining that there may be lags and issues while the new systems are embedding.

123. Technology and Digital Services have engaged a specialist housing IT consultant to work with Allocations officers to build the system around the new scheme as simply as possible while developing maximum automated capabilities. The system will be tested by officers and applicants during the test phase.

124. A migration exercise matching priorities from the current system to the new will take place for each application on the housing register, and the applicant will receive notification of their new priority Band. All applicants will be invited to provide any additional information about their circumstances and informed of their right to request a review of the new decision.

125. Much of this migration will be automated, however additional staff will be required for a limited period to help manage the migration, mitigate any technical challenges and respond effectively to the expected additional queries or complaints from applicants. There will also need to be a strong face to face and telephone presence to help applicants manage the transition to the new online system as well as effective support for vulnerable and/or digitally excluded applicants on an ongoing basis.

126. The new choice-based lettings system will necessarily be integrated to go live at the same time as the new scheme, to ensure a smooth transition to the new online CBL system and integrated application providing a seamless service for applicants at the front end.

Community, equalities (including socio-economic) and health impacts

Community impact statement

127. The proposed new allocations scheme will benefit some of our local communities by prioritising some groups as well as simplifying the process for applying for social housing and assessing the likelihood of a household being offered a social rented home. Alongside the Homelessness Strategy the improved collection and use of data to enhance the level of intelligence used for the Councils social housing new build programme, enabling of new social housing with housing association partners and annual and local lettings policies will also positively benefit the community.

Equalities (including socio-economic) impact statement

128. Section 149 of the Equality Act sets out the Public Sector Equality Duty (PSED) which requires public bodies to consider all individuals when developing and delivering policy and operations, and to have due regard to the need to eliminate discrimination, advance equality of opportunity, and foster good relations between different people when carrying out their activities. The council's Approach to Equality commits the council to ensuring that equality is an integral part of our day-to-day business.

129. The proposed scheme seeks to advance equality of opportunity by prioritising certain applicants with protected characteristics, such as young care leavers, while also making most effective use of local housing stock. Applicants with protected characteristics are represented across the priority Bands within the new scheme.

130. An equalities impact and need assessment was completed at the start of the review process and has now been updated to include consultation and engagement feedback and up to date equalities and socio-economic data. The assessment of the impact of scheme proposals on those on the housing waiting list revealed key findings, which are set out in Appendix E.

Health impact statement

131. We will ensure our strategy promotes healthy outcomes for our residents and staff.

Climate change implications

132. The proposals set out in this report relate to the Council's policy and process for allocating existing social housing and do not in themselves have any direct, material impact on carbon emissions. However, the revised Scheme supports the more efficient use of existing housing stock, including through facilitating downsizing where appropriate and improving the matching of households to suitable accommodation, which can contribute indirectly to reduced under-occupation and better use of the existing built environment. In addition, by supporting homelessness prevention and improved move-on from temporary accommodation, the Scheme may help reduce the use of nightly-paid accommodation and associated operational impacts. Implementation will be primarily delivered through digital communications and system changes and will be progressed in line with the Council's climate change commitments.

Resource implications

Financial implications

133. The principal financial implication of agreeing the revised Housing Allocations Scheme is the requirement for time-limited implementation resource to manage the forecast increase in enquiries, statutory review requests and associated casework during the July – December 2026 period. Approval is therefore sought for funding of up to £143,000 to secure temporary capacity equivalent to five officers for six months, delivered through a blended staffing model (fixed-term recruitment, agency staff where appropriate, internal secondments, overtime and administrative support), alongside the use of AI-enabled triage tools to improve productivity.

134. This investment is intended to reduce financial risk and support cost avoidance by preventing escalation of complaints, compensation and legal challenge costs, and by protecting wider service performance from diversion of staff from core duties. Expenditure will be managed within the approved funding envelope and monitored through weekly volume and performance reporting, with monthly updates provided to the Budget Recovery Board.

Staffing issues

135. Much of the preparation work is underway, as part of the Housing Improvement programme; our Technological and digital services have employed a specialist Housing IT consultant to undertake the changes to the NEC housing register system and a working group to develop this is being led by the Housing Transformation Team.

136. Where possible a system match will be created to enable transition from the current scheme to the new scheme with as little officer input as possible, however this will not be possible in 100% of applications.

137. The service redesign will highlight any staff implications that require the involvement of the Unions.

Policy implications

138. The proposed policy takes account of existing overarching Council policies and other documents:

- To help meet the Southwark 2030 strategy ambition *Decent Homes for All*
- Contribute to the delivery of the Council's Fairer Future Promises,
- To help ensure the council is able to deliver commitments as set out in the Housing Strategy 2013 – 2043
- To align and support Southwark's Temporary Accommodation policy and Homelessness and Rough Sleeping Strategy 2025 to 2030
- To align and enhance the Council's commitments of Southwark Stands Together to ensure systemic inequality experienced by our Black, Asian and minority ethnic residents is addressed.
- The Councils Tenancy Strategy, and
- GLA London Housing Strategy

139. The Council's Older Persons Housing Strategy, agreed by Cabinet in 2026, provides the strategic framework for supporting residents to age well in their communities, including by improving access to safe, suitable and appropriately sized homes. The Downsizing Guarantee supports delivery of this strategy by giving older residents confidence that, where they choose to move to a smaller home that better meets their needs, they will be supported to do so and will not be disadvantaged through the allocations process. In turn, this can help maintain independence and wellbeing, while making best use of the borough's limited social housing stock by releasing larger family homes for households who need them.

LEGAL REQUIREMENTS AND RISK

140. The Council has a statutory obligation under Part 6 of the Housing Act 1996 (as amended) to adopt and operate a housing allocations scheme which:

141. Determines the priorities for an allocation of social housing, including nominations to registered providers for a tenancy.

142. Sets out the basis on which existing council tenants may be allocated alternative accommodation by way of a transfer.

143. Describes the procedures to be followed in allocating the available supply of social housing.

144. When preparing or modifying the scheme regard must be had to the council's homelessness strategy, current tenancy strategy and, as a London Borough, the London Housing Strategy.

145. The relevant legal provisions are contained within the main body of the Housing Allocations Scheme, which has been drafted in accordance with Part 6 of the Housing Act 1996 and the Statutory Code of Guidance issued by the Secretary

of State. Failure to comply with statutory requirements or adher to the published scheme may have serious consequences for the council, including exposure to legal challenge by housing applicants or representative bodies. Decisions taken under the scheme and in the provisions of the scheme itself may be subject to challenge by way of judicial review. Such challenges fall to be determined by the court in accordance with established public law principles. Potential outcomes can include:

146. The quashing of an allocation decision

147. A declaration that part of the scheme is unlawful

148. An order requiring the authority to reconsider the application and

149. Adverse costs consequences and reputational damage for the council

150. The Local Government and Social Care Ombudsman may investigate complaints concerning unfair, unreasonable, or unlawful housing allocation practices. Where maladministration is found, the Ombudsman may recommend that the Council.

151. issues an apology

152. Reconsiders the application or decision and/or

153. Makes a compensatory payment

154. In extreme cases of persistent or systematic failure, the Secretary of State may exercise intervention powers under the Local Government Act 1999 where a council is failing to secure best value in the delivery of its functions. While such intervention is exceptional, noncompliance with statutory housing duties may contribute to wider findings of service failure.

155. Any failure to evidence compliance with the consumer standards for social housing may result in regulatory scrutiny and a downgrade of the council's consumer grade, with associated reputational and operational consequences.

156. Section 166A(13) of the Housing Act 1996 requires the council to consult with registered providers with whom they have a nomination agreement before adopting or altering its Housing Allocation Scheme reflecting a major change in policy. Statutory Guidance states that a "major change of policy" includes, for example, changes affecting the relative priority of large numbers of applicants, or significant alterations to procedures.

157. In accordance with the Council's usual practice housing register applicants, council tenants, residents and other interested parties have been invited to review the proposed amendments and provide feedback as part of the consultation process.

158. While there is no statutory requirement to review housing allocation schemes at fixed intervals, it is recognised good practice to do so periodically to ensure continued legal compliance and alignment with emerging good practice. The new Scheme will therefore be subject to a programmed annual review, undertaken concurrently with the annual lettings plan.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Head of Procurement

159. No comments required

Director of Law & Governance Ref: DG/30.06.2026

160. The report recommends that the Executive approve both the appended new Allocation Scheme and Management Transfer Policy.

161. The relevant legal considerations are addressed within the body of the report, in particular the section headed Legal Requirements and Risk.

162. In summary, Part 6 of the Housing Act 1996 (as amended) requires the Council, as a local housing authority, to publish and operate an allocation scheme for determining priorities and the procedure to be followed in allocating social housing accommodation. For these purposes, “procedure” is interpreted broadly and encompasses all aspects of the allocation process, including the identification of the persons or categories of persons by whom allocation decisions are made.

163. The statutory framework also prescribes matters to which the authority must have regard when framing its scheme and provides that, subject to limited exceptions, the Council must not allocate social housing accommodation other than in accordance with its published allocation scheme. The Council’s current allocation scheme is operated to ensure compliance with these statutory requirements.

164. The Council’s allocation scheme was last substantively revised in 2013. Since that time, there have been legal developments and wider social and economic changes. These have been considered in the formulation of the proposed revised scheme, as detailed in the report.

165. A consultation exercise has been undertaken in respect of the proposed scheme. The legal requirements for lawful consultation are well established and can be summarised as follows:

166. Consultation must take place at a time when proposals are still at a formative stage;

167. Sufficient information must be provided to enable consultees to give informed responses;

168. Adequate time must be allowed for consideration and response; and

169. Responses must be conscientiously considered by the decision-maker prior to reaching a final decision.

170. The report sets out the nature and outcome of the consultation undertaken and consideration given to it. Executive member’s attention is drawn to the consultation section and the consultation results document appended to this report. The content should be carefully considered when determining whether to approve the recommendations in this report.

171. Members must also give due regard to the Public Sector Equality Duty ("PSED") under section 149 of the Equality Act 2010 when exercising their decision-making functions, including in relation to the approval of revised policies. This duty requires the Council to have due regard to the need to:

172. eliminate unlawful discrimination, harassment and victimisation;

173. advance equality of opportunity between persons who share a relevant protected characteristic and those who do not; and

174. foster good relations between persons who share a relevant protected characteristic and those who do not.

175. The protected characteristics to which this duty applies are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation. The duty also applies to marriage and civil partnership, but only in relation to the need to eliminate discrimination.

176. In considering the recommendations in this report, Members should actively consider the implications of the proposals for those with protected characteristics, with reference to the Community Impact Statement and the Equality Impact Assessment appended to the report.

177. The Council is also required to have regard to its homelessness strategy, tenancy strategy, and the London Housing Strategy. The report confirms that regard has been had to these strategies in the development of the proposed scheme.

178. In relation to the proposed Management Transfer Policy, transfers made for housing management purposes (commonly referred to as "management transfers"), for example to address risks to tenant safety, serious anti-social behaviour, or other exceptional housing management issues, will generally fall outside the scope of Part 6 of the Housing Act 1996.

179. This is because, pursuant to section 159(4A)–(4B) of the 1996 Act, the statutory allocation scheme does not apply to transfers of existing social housing tenants unless the transfer is made at the tenant's request and the authority is satisfied that the tenant is entitled to reasonable preference. Management transfers, initiated by the landlord rather than the tenant are not therefore subject to the requirements of Part 6 of the Act.

180. Accordingly, it is lawful for the Council to operate a separate Management Transfer Policy outside of its main allocation scheme, provided that the policy is applied consistently and in accordance with public law principles (including fairness, reasonableness, transparency, and equality duties), and that it is not exercised in a manner which improperly circumvents the authority's allocation scheme or the statutory reasonable preference requirements.

181. The Management Transfer policy is capable of being operated lawfully on this basis. However, care should be taken in its application to ensure that, in each case, the Council identifies whether the transfer falls within or outside Part 6 of the Housing Act 1996 and applies the relevant legal framework accordingly.

182. The Housing Department has worked closely with Legal Services in the development of the proposed Allocation Scheme. The Director of Law and Governance is not aware of any legal impediment to the Executive approving the

recommendations set out in this report. Any potential for legal challenge is more likely to arise from how the policy is implemented and operated in practice.

Strategic Director, Resources (PFS-Housing 26/23)

183. There are no direct, ongoing financial implications associated with adopting the revised Housing Allocations Scheme at this stage, other than the time-limited implementation costs outlined in the financial implications section. However, there may be indirect financial impacts over time, given the scale of housing demand and the potential effects on temporary accommodation. These will be closely monitored as the scheme is implemented and becomes fully embedded.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Allocations of Accommodation Code of guidance 2012 (updated 2023)	https://assets.publishing.service.gov.uk/media/645e0e766539660011bd3e0c/Allocation_of_accommodation_guidance_31_Jan_2023_to_14_May_2023.pdf	Ministry of Housing, Communities & Local Government
Southwark Housing Allocations Scheme 2013	https://moderngov.southwark.gov.uk/documents/s41248/Appendix%202%20Housing%20Allocations%20scheme.doc	Ricky.Bellot@southhwark.gov.uk
Annual lettings plan 2024	https://moderngov.southwark.gov.uk/documents/s119859/Report%20Annual%20Lettings%20Plan%202024-25.pdf	Ricky.Bellot@southhwark.gov.uk
Housing Act 1996	https://www.legislation.gov.uk/ukpga/1996/52/contents	N/A
Consumer Standards for Social Housing	Regulatory standards for landlords - GOV.UK	Regulator of Social Housing

APPENDICES

No.	Title
Appendix A	Housing Allocations Scheme Document
Appendix B	Consultation Results Report
Appendix C	Management Transfer policy 2026
Appendix D	Housing Allocations Scheme 2026 Scope of Changes
Appendix E	Equalities Impact and Needs Assessment

AUDIT TRAIL

Executive Member	Councillor Reginal Popoola, Executive Member for Council Homes
Lead Officer	Hakeem Osinaike, Strategic Director of Housing
Report Author	Ricky Bellot, Housing Choice and Supply Manager
Version	Final
Dated	2 September 2026
Key Decision?	Yes

CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	**Comments Sought**	**Comments Included**
Strategic Director of Resources	Yes	Yes
Director of Law and Governance	Yes	
Executive Member	Yes	Yes
Date final report sent to Constitutional Team		2 September 2026

Appendix A

Southwark Council's housing allocation scheme

Rules for allocating social rented housing

September 2026

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1.0. Allocation of social rented housing

This chapter explains Southwark Council's policy for allocating social rented housing

1.1. Southwark Council shall allocate social rented housing following the policy and procedure set out in this Scheme including any supporting Annual Lettings Plans or Local Lettings Plans. Decisions about the allocation of social rented housing shall be taken by officers acting under delegated decision-making provisions in the Council's Constitution and the Housing Scheme of Management.

1.2. Southwark Council is a provider of social rented housing. Information on Southwark Council's social rented housing stock and rents can be viewed on the Council's website.

1.3. Southwark Council shall allocate social rented housing, which is low-cost rental accommodation, and make it available for rent at below the market rate, to people whose housing needs are not adequately served by the commercial housing market.

1.4. Southwark Council shall allocate the following types of social rented housing –

a. General needs housing. This is the most common type of social rented housing. It can be allocated to any eligible person with a need for social rented housing, or
b. Supported housing/older persons housing. This type of social rented housing has special design facilities, or features, targeted at specific persons, including those requiring support, for example, housing designed for older people.

1.5. Southwark Council shall allocate social housing to be let at the following rent rates –

a. Social housing, let at a social rent rate. This is the most common type of rent rate. It is set in accordance with a national formula that takes account of relative local earnings, and the relative value for the property and the number of bedrooms it has, or
b. Social housing, let at an affordable rent rate. Where the rent to be paid by tenants can be no more than 80% of the market value of the property, or
C. Social housing, let at an intermediate rent. Often part of a specific named scheme, such as the key worker scheme approved by Southwark Council. Intermediate rent must not exceed 80% of current market rate,

1.6. Southwark Council shall allocate social rented housing by:

a. Selecting a household on Southwark Council's housing register, to be a secure or introductory tenant of social rented housing owned by Southwark Council, including when Southwark Council decides an existing tenant or licensee shall become a secure tenant, or

b. Nominating a household on Southwark Council's housing register, to be an assured tenant of social rented housing held by a private registered provider of social housing.

1.7. Southwark Council shall allocate social rented housing to tenants seeking a transfer of social rented housing, in line with the rules of this Scheme (with the exception of emergency management transfers, which are governed by the separate Management Transfer policy). Tenants in Southwark who under-occupy their social rented housing that seek a transfer to downsize to a smaller home that meets their bed size need, shall be given priority for an allocation of social rented housing and may be exempt from some disqualification rules relating to outstanding rent or service charge arrears and earnings and savings.

1.8. Southwark Council shall make objective decisions about the allocation of social rented housing. Southwark Council shall allocate social rented housing as quickly as possible, to minimise void periods and reduce waiting times.

1.9. Southwark Council carries out an analysis of its housing register and the lettings of social rented housing it makes (and lettings made by private registered providers that own and or manage stock in Southwark), to make sure the needs of tenants, and households on the housing register, inform the rules for allocating social rented housing.

1.10. Southwark Council want to make sure tenancies are sustainable and communities are settled, viable and inclusive. Southwark Council will, in general, give people choice over social rented housing they are allocated, while ensuring the primary purpose of the stock, which is to meet housing need. When allocating social rented housing, Southwark Council shall, in general, offer households on the housing register, an opportunity to express their preference on the types of property they might be allocated. Southwark Council reserves the right to make a direct let to manage or for other management reasons assessed on a case by case basis. A direct let is when a person is not offered a choice of accommodation.

1.11. An advertising system is incorporated into this Scheme. People on the housing register will be able to make a bid for advertised homes that meet their needs. Southwark Council shall take preferences of households on the housing register into account when allocating social rented housing (see chapter 10 Allocation).

1.12. Alongside this, Southwark Council will support tenants, households on the housing register and prospective applicants to choose the housing option which is best for them. They shall include promoting a wide range of options within Southwark and elsewhere (such as, low-cost homeownership, mutual exchange, the private rented

sector). Information shall be provided about staying put options, such as aids and adaptations, and mobility schemes (see chapter 09 Applications and Information).

1.13. Southwark Council shall seek to make best use of its social rented housing stock. Social rented housing that is intended for households with specific needs (e.g. accessible housing, older persons housing, etc) will be allocated to households that have a need for such housing, such as a household which includes a wheelchair user who requires a specially adapted home. Southwark Council's rules for allocating social rented housing play a part in its broader strategic approach to housing, by helping to make best use of existing housing and enabling housing needs to be met.

1.14. This Scheme sets out how households can apply to join Southwark Council's housing register (see chapter 05 Housing register and chapter 06 Operation of the housing register), how decisions will be made about applications (see chapter 07 Decisions and rights to review), and the procedure to be followed when a review of a decision is requested (see chapter 08 Procedure on a review).

2.0. Other rules outside of this Scheme

This chapter explains Southwark Council policies to decide which tenants occupy its social rented housing, that are not covered by this Scheme.

2.1. Transfer of tenancies instigated by Southwark Council for management reasons (known as management transfers), for example, due to stock investment or asset management reasons, or tenancy and estate management reasons, are not covered by this Scheme.

2.3. Opportunities for Southwark Council tenants to exchange their tenancy with another tenant, known as mutual exchange, are not covered by this scheme.

2.4. Decisions made by Southwark Council, about introductory and secure tenancies, relating to succession, devolution or assignment of a tenancy following the death of a tenant, assignment by exchange of a tenancy, transfer of a tenancy from one tenant to another or court orders requiring a transfer of a tenancy, are not covered by this scheme.

3.0. Eligibility

This chapter explains Southwark Council's procedure to decide if a person is eligible for an allocation of social rented housing. Eligibility is subject to legislation by central government, which can change, and the provisions below are intended only as a general guide. Reference should always be made to the legislation.

3.1. Southwark Council shall not allocate social rented housing to persons from abroad, who are not eligible for an allocation of social rented housing. Joint tenancies shall not be offered to any persons who are persons from abroad.

3.2. Southwark Council shall allocate social rented housing to persons from abroad only when the law allows.

3.3. Southwark Council shall not allocate social rented housing to persons from abroad who are not entitled to Universal Credit or Housing Benefit (regardless as to whether such persons would make a claim for Universal Credit or Housing Benefit).

3.4. Southwark Council shall not make decisions about the eligibility for an allocation of social rented housing for its tenants seeking a transfer of social rented housing, due to tenants being exempt from eligibility rules.

3.5. Southwark Council shall inform each person who applies to join the housing register, whether or not they are eligible for an allocation of social rented housing. When Southwark Council decide a person is not eligible for an allocation of social rented housing, they will be provided with an explanation as to how this decision was made.

3.6. Southwark Council shall provide people with a written decision about their eligibility for an allocation of social rented housing. Southwark Council shall inform a person that a decision about their eligibility has been issued, by any means or method agreed, when a person initially makes an application to join the housing register.

3.7. Southwark Council shall make a decision about eligibility for an allocation of social rented housing, when any person who applies to join its housing register and, again when any person who is accepted to join the housing register are subsequently considered by Southwark Council for an allocation of social rented housing. When making a decision about whether or not a person is eligible for an allocation of social rented housing, Southwark Council shall assess (as relevant) a person's (and that of their family members):

a. Nationality.
b. Economic activity.
c. Compliance with worker registration schemes.
d. Immigration status.
e. Entitlement to public funds.

f. Where they usually live and where they are living when they make an application to join the housing register.

3.8. Southwark Council shall not make a decision about a person's eligibility for an allocation of social rented housing, if a person withdraws their application to join Southwark Council's housing register.

3.9. Southwark Council employees responsible for making decisions about eligibility for an allocation of social rented housing shall be provided with training about housing allocation law and practice.

3.10. Southwark Council shall make sure that language and interpreting assistance is available for people who have difficulty speaking or reading English.

3.11. Southwark Council shall inform persons who are from abroad but are nonetheless eligible for an allocation of social rented housing when they are accepted to join the housing register, that changes to their immigration status could affect their eligibility for an allocation of social rented housing.

3.12. Southwark Council shall inform persons who it is decided are ineligible for an allocation of social rented housing.

4.0 Qualifying persons

This chapter explains Southwark Council's procedure to decide if a person qualifies to join the housing register.

4.1. Southwark Council shall only allocate social rented housing to people who satisfy the qualifying criteria set out in this section.

4.2 Southwark Council have decided that to qualify for an allocation of social rented housing, people must be:

a. Capable of holding a tenancy; meet the tenancy conditions which they will agree to adhere to on signing their tenancy agreement; and
b. Not guilty of past unacceptable behaviour; and
c. Connected to the London Borough of Southwark according to specific criteria; and
d. Not have sufficient income or savings to meet their housing needs from the commercial housing market.

4.3. At least one person must be a qualifying person to join the housing register when two or more people are making a joint application to be allocated social rented housing.

4.4 A person is not a qualifying person when they are incapable of holding a tenancy, due to being:

a. Aged under 18 years; or
b. Aged over 18 years and lack mental capacity.

4.5. Exceptions apply to people who are incapable of holding a tenancy agreement, when they are:

a. Aged 16/17 years or age, but have a suitable guarantor (e.g. Southwark Council's Children Services) that can hold a tenancy on their behalf until they are aged 18 years, or
b. Aged over 18 years lacking mental capacity but have a suitable guarantor (e.g. Southwark Council's Adults Social Care) who can hold a tenancy on their behalf.

4.6 A person (including anyone who normally lives with them or who it is proposed will live with them) is not a qualifying person when they are not normally resident in the Borough of Southwark for a minimum of five consecutive years, by their own choice.

4.7 A person (including anyone who normally lives with them or who it is proposed will live with them) is not a qualifying person when they do not have close family (defined

as adult children or parents) who are resident in the Borough of Southwark for a minimum of five consecutive years by their own choice.

4.8 A person is not a qualifying person when they (and/or anyone who normally lives with them or who it is proposed will live with them) are guilty of past unacceptable behaviour that was serious enough that it could have been reasonable to allow Southwark Council to grant a possession order had the applicant been a tenant at the time the behaviour occurred (regardless of whether they were a tenant of Southwark Council when the unacceptable behaviour occurred), and the persons behaviour remains unacceptable. Unacceptable behaviour that makes an applicant unsuitable to be a tenant, includes:

a. Breaches of tenancy conditions, for example:
    i. Having outstanding rent or service charge arrears, or property related recharges connected to a tenancy (see exceptions below); or
    ii. Causing nuisance or annoyance (or allowing persons visiting them to cause nuisance or annoyance):
        a) to others living in or visiting the neighbourhood of their home,
        b) to employees (or contractors of) Southwark Council carrying out housing management functions, or
    iii. Having an unspent conviction for
        a) allowing their home to be used for immoral or illegal purposes; or
        b) an offence committed in their home or nearby to their home; or
    iv. Violence or threats of violence towards another person that caused them (an applicant) to leave the home they were living at together (with a perpetrator), with the intention of (an applicant) not returning; or
    v. Damaging or neglecting their home; or
    vi. Damaging or neglecting furniture in their home provided by their landlord; or
    vii. Deliberately making a false statement to be granted a tenancy by Southwark Council (or another landlord); or
    viii. Paying money or receiving money as part of a mutual exchange; or
    ix. Being guilty of conduct that makes it inappropriate to continue living in their home, due to the home being part of a building used for non-housing purposes (e.g. a property situated in the grounds of a school or a public park).

b. Having unspent convictions or having breached an injunction for serious anti-social behaviour, for example:
    i. Entry to a dwelling house that has been subject to a closure order; or
    ii. Noise nuisance and environmental legislation; or

iii. Violent offences; or
iv. Offences against property; or
v. Encouraging or assisting the causing of serious antisocial behaviour; or
vi. Conduct causing nuisance to the landlord.

4.9 Exceptions to outstanding rent or service charge arrears or property related recharges, connected to a tenancy with Southwark Council (or another landlord), apply for people who:

a) was/were not the tenant, when the outstanding arrears and/or recharges were accrued (e.g. the arrears or recharges were accrued after a person stopped being a tenant or were accrued by a former member of their household who was the tenant); or
b) has arrears and/or recharges that are no longer outstanding (e.g. they have been repaid or are legally ruled out due to being accrued more than 7 years ago and never being acknowledged by the debtor); or
c) have:
    i. agreed a repayment schedule for the outstanding arrears or recharges; and
    ii. made at least three consecutive repayments as per the repayment schedule; and
    iii. are up to-date with their repayment schedule at the date of application and at the date of any potential allocation; or
d) have outstanding arrears or recharges that do not relate to a tenancy (e.g. non-housing debts such as Council Tax arrears); or
e) are a social housing tenant under-occupying their current home (by the Local Housing Allowance size criteria) and intend to downsize to a smaller home that meets their bedroom size need; or
f) their arrears or recharges were as a result of them being a victim of domestic abuse (e.g. financial abuse); or
g) are a serving, or former member, of the regular Armed Forces, or their spouse or civil partner is/was, who has accrued mesne profit charges as a result of continuing to live in a home provided to them by the Armed Forces, following a relationship breakdown.

4.10 Exceptions to local connection requirements, apply to people who are:

a) Members of the Armed Forces community who are:
    i. Currently serving in the Regular Armed Forces, or were serving in the Regular Armed Forces at any time in the five years prior to making an application to join Southwark Council's housing register; or
    ii. Bereaved, spouses or civil partners of those serving in the Regular Armed Forces, where:

- the bereaved, spouse or civil partner has recently ceased to be entitled to, or will cease to be entitled to, reside in Ministry of Defence accommodation, following the death of their service personnel spouse, or civil partner, and
- the death was wholly or partially attributable to the service; or

iii. existing or former members of the Reserve Armed Forces who are suffering from a serious injury, illness, or disability which is wholly or partially attributable to their service; or

iv. divorced or separated spouses or civil partners of service personnel who need to move out of accommodation provided by the Ministry of Defence; or

v. adult children of currently serving members of the Armed Forces who may no longer be able to remain the family home; or

b. escaping violence, harm or harassment; or

c. escaping domestic abuse, or are living in a refuge or other form of safe temporary accommodation in the Borough of Southwark, having escaped domestic abuse; or

d. looked after children owed a duty by Southwark Council who were placed outside of Southwark who are ready to leave care; or

e. placed outside of the Borough of Southwark by, or on behalf of, Southwark Council in order to meet duties under the Care Act 2014 and/or section 117 of the Mental Health Act 1983, and who would otherwise have had a local connection to Southwark but for that placement; or

f. homeless, within the meaning of Housing Act 1996 section 175, and currently living in the Borough of Southwark and are not owed a homelessness duty by any other Council; or

g. owed a homelessness duty by Southwark Council, and were housed temporarily outside of the Borough of Southwark; or

h. needing to be nearer to special medical or support services which are available only in the Borough of Southwark; or

i. returning to the Borough of Southwark, where they previously lived for a considerable length of time, following a period of imprisonment or hospitalisation; or

j. intending to move into the Borough of Southwark because there is a need to live in the Borough to provide care to a relative or a need to receive care from a relative, that

i. would enable a relative to continue living independently and prevent the need for a relative to move into residential or specialist accommodation, or

ii. reduce the distance or travel time to the relative to whom they will be giving or receiving, support, and

iii. there is a need to give or receive support daily for at least one hour per day.

k. a secure or introductory tenant of housing accommodation in England, or an assured tenant of housing accommodation in England held by a private registered provider, who is intending to move into the Borough of Southwark because there is a need to live in the Borough because the person:
   i. works in the district of the local housing authority, or
   ii. has been offered work in the district of the local housing authority, and
   iii. the authority is satisfied that the relevant person has a genuine intention of taking up the offer of work, and the work is not:
      - short-term or marginal in nature, or
      - ancillary to work in another district, or
      - voluntary work, and
   iv. the allocation involves a transfer of housing accommodation for that person from the district of another local housing authority in England.

l. A key worker in a profession or group specified by Southwark Council for an allocation of accommodation within a key worker housing scheme designated for key workers by Southwark Council.

4.11. A person is not a qualifying person when their earnings and/or saving and/or assets, together with those of the other main earner in the household, allow them to meet their housing needs from the commercial housing market, as determined by the Council.

4.12 Exceptions to the earnings, savings and assets criteria, apply to people who –

a. have a home that they could not raise sufficient equity, including through sale of the home, to enable them to afford alternative suitable accommodation; or
b. are elderly, who cannot stay in their own home and need to move into sheltered accommodation, and they could not raise sufficient equity, including through sale of the home, to enable them to afford alternative suitable accommodation; or
c. are elderly, whose home is no longer suitable for them to continue to occupy, and they could not raise sufficient equity, including through sale of the home, to enable them to afford alternative suitable accommodation; or
d. have a home that is in poor condition of repair, and continued occupation of the home may endanger the health of a person (including anyone who normally lives with them or who it is proposed will live with them) and there are no reasonable steps that can be taken by the person to prevent the danger or the person does not have the resources to rectify the problem and are not in control and will not financially benefit from the sale of the home;; or

e. have been deserted by the main wage earner following a relationship breakdown and may become homeless, and are not in control of and will not financially benefit from the sale of the home; or
f. it is probable that occupying the home will lead to abuse from someone currently living in the home or who previously lived with them in that home or elsewhere, and are not in control and will not financially benefit from the sale of the home; or
g. are Armed Forces personnel or their families, in relation to a lump sum compensation received for injury or disability sustained during active service with Regular or Reserve Forces; or
h. are a young person leaving care, or a former care leaver, who is in receipt of funds paid to them as a result of compensation relating to the reason why they were a looked after child and/or as a result of experiences while a looked after child.
i. foster carers and adopters, special guardians, and family and friend carers approved by Southwark Council (who have taken on the care of a child because their parents are unable to provide care); or
j. are a social housing tenant under-occupying their current home (by the local housing allowance size criteria) and intend to downsize to a smaller home suitable to their needs.

4.13 Southwark Council shall treat the following persons as qualifying, in the following circumstances –

a. Members of the Armed Forces community will be exempt from needing to have a connection to the London Borough of Southwark. Any lump sum compensation received for injury or disability sustained on active service will be disregarded when earnings and savings are taken account of. Any Mesne profit debt accrued from remaining in residence, following an expiry of notice to vacate armed forces accommodation, shall be disregarded when outstanding rent or service charge arrears or property related recharges are taken account of.
b. Escaping domestic abuse, including people who are living in a refuge or other form of safe temporary accommodation in the London borough of Southwark, having escaped domestic abuse in another local authority area, will be exempt from needing to have a connection to the London Borough of Southwark.

4.14 Southwark Council may in exceptional circumstances choose to disapply the qualifying criteria, for example for people who are intimidated witnesses or protected persons who need to move quickly from another local authority area. Decisions in exceptional circumstances will be made by an Assistant Director or above.

4.15 Southwark Council shall notify people if they are not a qualifying person, explaining reasons for the decision. A decision about whether or not a person is a qualifying person, will be made at the time of initial application, and again when considering making an allocation.

4.16 People applying to join the housing register are required to provide appropriate documentary evidence that they are a qualifying person, within a reasonable period of time, typically 28 calendar days. Southwark Council shall verify all evidence provided by a person applying to join the housing register. Southwark Council shall on a case-by-case basis, taking account of UK data protection law, contact other people and organisations as necessary to assist in the verification of any evidence submitted by people applying to join the housing register. Examples of evidence include:

a. Employment contracts.
b. Wage/salary slips or bank statements.
c. Tax and benefits information.
d. Current tenancy.

4.17 A person whom Southwark Council has previously deemed to be ineligible or not qualifying, may make a fresh application if they consider they should no longer be treated as ineligible or not qualifying, it will be for the person to show that their circumstances have changed.

4.18 Where Southwark Council has secured accommodation for a household in the private rented sector in order to prevent homelessness, relieve homelessness, or to bring a homelessness duty to an end, that household shall be treated as a qualifying person for the purposes of joining and remaining on the housing register.

4.19 This includes households accommodated by Southwark Council under the prevention duty, the relief duty, or following acceptance and discharge of a homelessness duty under Part 7 of the Housing Act 1996.

4.20 Households qualifying under this provision must continue to meet all other eligibility requirements of this Scheme. Qualification under this paragraph does not, in itself, confer any additional priority for an allocation of social rented housing.

5.0. Housing Register

This chapter explains Southwark Councils' procedure for maintaining its housing register and the type of information that shall be kept on it.

5.1. Southwark Council has established and maintains a housing register of persons who are eligible and qualifying for an allocation of social rented housing, known as the housing register.

5.2. Southwark Council keeps the housing register in an electronic format on a software system provided by a third-party organisation. People applying to join the housing register will be provided with an online individual user account, linked to a software system used by Southwark Council to administer the allocation of social rented housing.

5.3. Southwark Council maintains a single housing register for people applying for an allocation of social rented housing, including social housing tenants seeking to transfer the tenancy from their current home to another home. Entries on the housing register for people applying for an allocation of social rented housing, and for social housing tenants seeking to transfer their tenancy, can be distinguished.

5.4. Southwark Council's housing register contains information about each person's entry on it, such as –

a. the number of bedrooms required
b. qualifying criteria, including
    i. Grounds to establish a local connection
    ii. Amount of any rent arrears owed
c. any reasonable preference groups a person might be in, due to being:
    i. homeless
    ii. owed a homelessness duty
    iii. occupying insanitary or overcrowded housing or otherwise living in unsatisfactory housing conditions
    iv. needing to move on medical or welfare grounds, including grounds relating to a disability
    v. needing to move to a particular locality in the Borough of Southwark, where failure to meet that need would cause hardship (to themselves or to others)
d. any additional preference a person might be given, including due to being in a reasonable preference group and:
    i. having an urgent housing need
    ii. being a member of the Armed Forces community (either serving or having served)
e. choice based lettings activity

f. existing social housing tenants under-occupying their home who wish to downsize to a smaller home, including the amount of any rent arrears owed
g. accessible housing needs of disabled people

5.5. Southwark Council shall use information held on the housing register, when assessing the housing needs of the Borough, as part of its strategic approach to housing.

6.0. Operation of the housing register

This chapter explains Southwark Council's procedure for administering applications to be put on the housing register, how the housing register may be amended, and how people may be removed from the housing register.

6.1. Southwark Council shall put a person on the housing register if they apply to be put on it, they are eligible for an allocation of social rented housing and are a qualifying person.

6.2. Applications to join the housing register shall be made on a standard online form, which shall be accompanied by guidance that are easy to understand and in plain language.

6.3. Southwark Council shall notify a person when they have put them on the housing register.

6.4. Southwark Council shall amend a person's entry on the housing register, whenever there is a change in their circumstances, or when there is an alteration to Southwark Council rules for allocating social rented housing. Southwark Council shall review the housing register regularly to make sure information held about each person is up to date. Southwark Council shall operate an annual rolling review, contacting people on the housing register to provide them an opportunity to confirm whether or not their housing needs have changed and to see if they still wish to remain on the housing register. Southwark Council shall notify a person when their entry on the housing register is amended, explaining the reasons for any amendment.

6.5. Southwark Council shall remove a person from the housing register, in the following circumstances –

a. A person is no longer eligible or qualifying to be allocated social rented housing; or
b. A person requests to be removed from the housing register; or
c. A person dies; or
d. A person fails to respond to a first request and a follow-up request for a review of information held about them on the housing register, or other correspondence, within a reasonable period of time, typically 28 calendar days; or
e. A person fails to bid on a suitable property within a 12-month period; or
f. A person unreasonably refuses three suitable offers of accommodation; or
g. A person would no longer qualify for an allocation of social housing; or
h. A person has moved away or no longer needs or wants to be housed by Southwark Council.

6.6. Southwark Council shall notify a person when they are removed from the housing register, explaining the reasons for the removal. Southwark Council shall reinstate a person to the housing register, if they get back in contact within two months and are eligible and qualifying for an allocation of social housing, and the person shall not need to complete a new application form. Where an applicant is reinstated to the housing register under these circumstances, Southwark Council will retain the original application date, or the date of any subsequent change in circumstances that led to an increase in priority and placement in a higher band.

6.7. Southwark Council shall consider every application received to join the housing register, provided it is made in accordance with the rules of this Scheme.

6.8. A person applying to join Southwark Council's housing register is required to provide sufficient detail about their personal circumstances, to enable Southwark Council to assess their housing need, or to identify people whose circumstances suggest further investigation may be needed. Southwark Council shall liaise with other local authorities, other landlords and other agencies (e.g. adult social services, children services, NHS trusts, prisons and probation) to verify a person's circumstances and their housing needs. When carrying out this liaison, Southwark Council will do so in accordance with information sharing protocols. Southwark Council shall liaise with medical and welfare experts when assessing a person's application where it suggests they have a medical or welfare need.

7.0 Decisions and reviews

This chapter explains the types of decisions Southwark Council shall issue and peoples' rights to request a review of a decision.

7.1. Southwark Council shall notify a person of their decision and of the reason for it when:

a. a person applies to be put on the housing register, explaining if they are:
   i. Eligible or ineligible for an allocation of social rented housing, and/or
   ii. A qualifying or not a qualifying person; or
b. Southwark Council removes a person from the housing register, explaining:
   i. why they are now a person who is no longer eligible or qualifying to be allocated social rented housing; or
   ii. they have failed to respond to a first request and a follow-up request for a review of information held about them on the housing register, or other correspondence, within a reasonable period of time, typically 28 calendar days; or
   iii. they have moved away or no longer need or want to be housed by Southwark Council, and/or
   iv. otherwise being removed.
c. Southwark Council make any decision about the facts of a person's application, which are taken into account when considering whether to allocate a home to them.

7.2. Southwark Council shall, when notifying a person that they are ineligible for an allocation of social rented housing, explain whether this is because:

i. a person is subject to immigration control within the meaning of asylum and immigration law, or
ii. because of other legislation that stipulates specified persons from abroad are ineligible for an allocation of social rented housing.

7.3. Southwark Council shall, when notifying a person that they are not a qualifying person, explain whether this is because:

- they or a member of their household has been guilty of unacceptable behaviour serious enough to make them unsuitable to be a tenant of Southwark Council and in the circumstances at the time that the application has been considered, they are unsuitable to be a tenant of Southwark Council due to that behaviour, or
- any other reasons why they are not a qualifying person.

7.4. A person can themself request to be removed from the housing register. They can do so by notifying Southwark Council. Southwark Council shall confirm receipt of such a notification and also confirm when the request has been acted on.

7.5. Southwark Council shall inform a person of their right to request a review of a decision:

a. not to put a person on the housing register who has applied to be put on it, due to them being:
    i. ineligible for an allocation of social rented housing, or
    ii. not a qualifying person, or
b. to remove a person from the housing register (for example, because they believe their application has been unreasonably cancelled).
c. on any other facts of their case which have been taken into account when considering whether to allocate social rented housing to them, including:
    i. the extent of choice they are entitled to
    ii. the priority awarded and whether or not this is a fair reflection of their housing needs,
    iii. they have been unfairly suspended or their application has been unreasonably cancelled.
    iv. the number of offers refused.
    v. offence related to information given or withheld by them
    vi. fraudulent or incorrect allocations

7.6 A person must make a request for a review before the end of the period of 21 days beginning with the date on which they are notified of Southwark Council's decision and reasons. Southwark Council, may, in exceptional circumstances, allow a person a longer period to make a request for a review.

7.7 A person cannot request a review of a decision reached on an earlier review.

7.8 Upon receipt of a review request, Southwark Council shall carry out a review of their decision.

7.9 Southwark Council shall notify a person when a review of a decision commences.

7.10 Southwark Council shall notify people of the formal complaints procedure that is in place, including service standards and time frames for the processing of complaints, so people know what to expect. People will be informed of their right to make a complaint to the Local Government & Social Care Ombudsman.

8.0 Review procedure

This chapter explains the procedure Southwark Council shall follow when carrying out a review of a decision.

8.1. Southwark Council shall carry out a review of a decision as per the procedure set out below.

8.2. Southwark Council shall appoint an employee of the local authority of an appropriate seniority to that of the employee who made the original decision, who was not involved in the original decision, to carry out the review.

8.3. Southwark Council shall, at its discretion, allow a person an oral hearing and allow a person to be represented by a third-party of their choosing at any such hearing.

8.4. Southwark Council shall notify the person concerned of the decision on the review, in writing via their individual user account or any other appropriate means.

8.5. Southwark Council shall, when a review decision is to confirm the original decision, notify a person of the reasons for the review decision.

8.6. Southwark Council shall complete a review of a decision and notify a person of the decision, within 56 days of receiving the review request. Southwark Council may make an agreement with the person who requested the review to extend the period of time in which the review shall be completed.

9.0 Applications and information

This chapter explains what happens when a person makes an application for an allocation of social rented housing, how applicants will be informed of their prospects for being rehoused, and how a person's information held on the housing register will be handled.

Applications for an allocation of social rented housing

9.1 Southwark Council shall provide advice and information, free of charge, to people in the Borough of Southwark, about the right to make an application to join the housing register. This shall include information about:

a. Application procedures,
b. Qualification and prioritisation criteria,
c. How to apply for advertised vacancies,
d. How people on the housing register are selected for an allocation,
e. Advertising criteria (e.g. priority for adapted homes is given to people or those with disabilities.), and
f. Review procedures.

9.2 Southwark Council shall provide guidance that are easy to understand and in a plain language, to help a person complete their application to join the housing register. Southwark Council shall only request information and evidence needed to assess whether a person is eligible and qualifies to join the housing register and priority for housing. This list is not exhaustive but appropriate evidence could include:

a. A contract of employment
b. Wage/salary slips covering a certain period of time, or bank statements
c. Tax and benefits information, for example proof that a person is in receipt of welfare benefits.

9.3 Southwark Council shall provide any assistance necessary, free of charge, to people in the Borough of Southwark who are likely to have difficulty without assistance to make an application to join the housing register. Southwark Council shall obtain information from applications completed by people applying to join the housing register, to assess and determine if they are likely to have:

a. Priority under the rules of this scheme;
b. Difficulty in making an application or choosing their accommodation without assistance;
c. Disability access or support needs.

9.4 Southwark Council shall, when identifying such people, make further enquiries as to what assistance they might require. For example, assistance may be provided to people with physical or mental impairments, people who may have difficulty in living independently in the community without care and or support, etc.

9.5 Southwark Council shall work together with other relevant agencies and providers, to ensure people can make an application to join the housing register and consider support requirements at different stages of the allocation process. This extends to people who do not have access to, or are unable to, use a computer or the internet. Southwark Council, together with social services, prisons, probation and relevant health bodies and professionals, other housing providers, the voluntary sector, carers and user groups, shall identify people who are likely to require intensive support throughout the process, such as assistance to choose accommodation that is appropriate to their needs, and make sure that suitable assistance is available. Southwark Council shall provide assistance itself or rely on other organisations and individuals to provide assistance.

9.6 Southwark Council shall provide access to translation and interpreting services for people whose first language is not English. Where there is a significant number of speakers of a particular language, Southwark Council might publish information in that language.

9.7 Southwark Council shall provide information in other accessible formats for people with various communication needs, for example people with learning disabilities, people with literacy issues and people with a visual or hearing impairment. This might include large print, British Sign Language (BSL), braille or audio.

9.8 Southwark Council shall provide information to people who are likely to have difficulty accessing information, for example, via outreach work, home visits etc.

9.10 Southwark Council shall provide user-friendly information about its housing allocation scheme via the Council's website, and in printed hardcopy form upon request.

9.11 Southwark Council shall provide information to a person when they apply to join the housing register, explaining how their application will be treated, how much priority they might be given to be allocated a home and whether a home appropriate for their needs is likely to be made available to them and if so, how long it is likely to be before such a home becomes available for allocation to them.

9.12 Southwark Council shall make available general information about the profile of social rented housing stock in the Borough of Southwark. This might include the type, size and location of the stock, how old it is, and how frequently it is likely to become available.

9.13 Southwark Council shall provide information about appropriate housing options which might be available to people in the Borough of Southwark. This information shall be made available when people apply to join the housing register and more

generally via the housing allocation scheme website. This might include information about:

a. Private rented accommodation
b. Low-cost homeownership options
c. Mobility schemes, which enable people to move out of the Borough of Southwark
d. Home improvement scheme or aid and adaptation services which enable people to remain in their existing accommodation for longer

9.14 Southwark Council shall provide information to people when they first join the housing register, that a choice-based system is being used to help allocate homes, so they know how the system works and to assist them to participate successfully in bidding for homes being advertised as available to let.

9.15 Southwark Council shall provide generalised information, via the scheme website, about homes which have been allocated through its housing allocation scheme, to help people on the housing register make decisions about what sort of homes to bid for. This information might specify the number of bids received for a property and give an indication of the reason why the property was allocated to the successful person and the level of priority they had under the scheme (e.g. band and waiting time).

9.16 Southwark Council shall provide generalised information, via the scheme website, about the number of any direct lettings made.

9.17 Southwark Council shall provide information, via the scheme website, on estimated waiting times by area and property type.

9.18 Southwark Council shall provide people on the housing register, information about particular vacancies which are advertised. Along with vacancies being advertised for the scheme web pages, details of vacancies shall be sent in the post or provided over the telephone, to people who cannot use a website. As much as possible the scheme web pages shall be accessible for people who have visual impairment or learning disabilities. As much as possible, this information shall be provided using symbols and maps. This information shall also be provided in large print, braille, made in an audio format, and be translated upon request. This information shall help people to determine:

a. Whether they are entitled to bid for a property
b. Whether a property meets their needs and any other requirements
c. What their likelihood of success would be if they made a bid for a property
d. Basic details about a property such as:
    i. Location

ii. Type (e.g. flat, house, etc)
iii. Size (e.g. number of bedrooms)
iv. Floor, and whether or not it has a lift
v. Type of heating
vi. Whether it has a garden
vii. The amount of rent payable
viii. Type and level of adaptations
ix. Access to services
x. What type of applicant is entitled to bid, or excluded from bidding, for a property, or who will be given a preference for a property?

Information about the housing register

9.19 Southwark Council shall, upon request, allow a person to see the entry relating to themselves on the housing register and provide a copy of it free of charge.

9.20 Southwark Council shall not, without the consent of a person, share any information about them that is included on the housing register, other than as set out at 9.22. Southwark Council shall share information about a person (with their consent,) on the housing register, for example, to ensure that a person is properly assisted to participate in bidding for a home that is advertised by the scheme and that they are housed properly.

9.21 Southwark Council shall share personal information without consent if a lawful basis for this can be identified, for example if a person's safety is at risk. Southwark Council shall determine on a case-by-case basis whether it is appropriate to share information regarding safeguarding concerns, including, but not limited to concerns about domestic abuse, with other agencies (such as private registered providers). Where there is a need to share data without consent, this shall be done in accordance with UK data protection law.

9.22 Southwark Council shall, when seeking references from a person's current and former landlords, only do so with a person's consent.

9.23 Southwark Council shall adopt information sharing protocols to make sure that it and other agencies are clear about the type of information which shall be shared, with whom and for what purposes. Southwark Council shall adopt information sharing protocols with organisations such as social services, other statutory agencies and voluntary agencies. Southwark Council shall when devising information sharing protocols, and when passing on information about individuals on the housing register, be mindful of responsibilities under data protection legislation.

9.24 Southwark Council shall inform people when they apply to join the housing register and when they join the housing register, of their right to make a complaint to the Information Commissioner's Office, if they believe the data has been shared without their consent.

9.25 Southwark Council shall obtain from applications, information to monitor the fairness of allocations and compliance with equal opportunity requirements, including information about ethnicity, disability, gender, age, religion, and sexual orientation.

9.26 Southwark Council shall inform people when they apply to join the housing register and again when they join the housing register, of their right to make a complaint to the Equality and Human Rights Commission if they believe they have been discriminated against when decisions about the allocation of social rented housing have been made.

9.27 Southwark Council shall, once an application is submitted, keep people informed about what happens next. This might include:

a. sending confirmation that the application has been received, when it will be verified and what checks will be made
b. asking for any information that has not been supplied by the person making the application and giving a clear timescale for providing it and making them aware of how it may affect their application if they fail to provide it.
c. advising people that they must inform Southwark Council about any changes in circumstances that could affect their application and level of priority
d. explaining Southwark Council will be in contact with them and the contacts they can expect throughout an allocation process

9.28 Southwark Council shall, once an application has been verified, inform the applicant about the outcome. When a decision is made that a person can join the housing register, that person shall be informed about the level of priority they have been awarded, and that they should notify Southwark Council about any changes in circumstances which could affect their application and their level of priority.

9.29 Southwark Council shall, once in receipt of all relevant information from the person applying to join the housing register, aim to verify applications within 56 working days.

9.30 People applying to join Southwark Council's housing register shall be asked to sign a declaration that the information they have provided is correct to their knowledge. People will be advised that Southwark Council shall raise action in the court for

recovery of possession where a tenancy has been given on the basis of false information supplied by the person.

9.31 Southwark Council shall carry out checks to verify an application.

10.0 Allocations

This chapter explains the choice applicants are entitled to when a home is allocated to them, how applicants are prioritised and how annual and local lettings plans will be used by Southwark Council.

Choice

10.1 Southwark Council shall prioritise people on the housing register, and allocate homes, following the procedure set out in this chapter. Decisions about allocations will be made by Southwark Council employees tasked with administering housing allocation functions.

10.2 Southwark Council shall offer people on the housing register a choice of a home that might be allocated to them. People will be able to apply (referred to as 'bidding') for particular homes which are advertised as vacant on the housing allocation scheme website. This will allow people to express their preference for a home they wish to be allocated. Southwark Council shall, whenever possible, take such preferences into account when allocating housing.

10.3 Southwark Council shall operate an 'open advertising' approach whereby all people on the housing register, and members of the wider population, can find out about vacancies which are advertised on the housing allocation scheme website.

10.4 Where housing designated for a specific purpose (e.g. housing for older people, accessible housing adapted for disabled people, housing for people sleeping rough, etc) is advertised alongside other homes, it will be made clear that only bids from those people with relevant housing and/or support needs will be accepted for it. This shall be done, for example, by making clear in the details of the advertisement, only certain categories of people will be considered for the homes.

10.5 Southwark Council shall work together with other relevant agencies and providers to ensure people can bid for homes. This extends to people who do not have access to or are unable to use a computer or the internet. People that may have difficulty in bidding for homes without assistance, for example due to physical or mental impairments, shall have access to necessary assistance to make a bid for a property.

10.6 Southwark Council reserves the right to reject a bid on grounds of risk. People shall be informed of the reasons for such decisions and be informed of the properties they can bid for. People who pose a risk to themselves, to other individuals, or are at risk from other individuals, for example due to sexual or violent offences, shall be restricted in the homes that they can bid for.

10.7 A Where a management transfer has been agreed in accordance with the Council's relevant policy, this will normally result in the direct allocation of suitable accommodation rather than allocation through the bidding process. This is to ensure that the move secures the intended benefit for the household, including where there is a need to move promptly or to a property of a particular type or location, and to support the Council in making best use of its housing stock. Any such direct allocation shall remain subject to the Council's approval and recording requirements.

10.8 Southwark Council shall make allocations through the bidding process wherever possible. Direct lets will be used only in exceptional and clearly justified circumstances where a direct offer is necessary, proportionate and consistent with the proper management of housing stock, the effective discharge of statutory duties, or the management of serious risk. Direct lets shall be kept to a minimum and must not be used as a routine alternative to choice based lettings. All direct lets must be approved by the Director of Housing Needs and Support before an offer is made. A direct let is when a person is not offered a choice of accommodation. Examples of when a direct let might be made include, but are not limited to, the following:

a. people whose home has been compulsory purchased (where Southwark Council is required to offer a specific property to meet legal requirements); or
b. people who are tenants, who need to leave their original home to facilitate an area regeneration scheme, who do not bid for any advertised homes that would be suitable for them to occupy; or
c. people owed a homelessness duty or
d. people seeking a move under a witness mobility scheme; or
e. people subject to multi-agency public protection arrangements (for assessing and managing the risks posed by certain offenders), who pose a very serious risk to the community (e.g. MAPPA level 1 and 2 cases).

10.9 Southwark Council uses a housing management IT system to generate a list of applicants who have made a bid, in descending order of priority. As a general rule homes which have been advertised shall be offered to an applicant who has bid for the property and:

a. has the highest priority under the scheme, and
b. has been at that level of priority the longest (either at the date when the applicant was first accepted to join the housing register or the date of any subsequent change in priority when a higher priority is awarded), and

c. matches the lettings criteria for that home (e.g. the type of home, its size and bedroom needs of the household, its location, etc), or
d. matches any quotas in place set out in an annual or local lettings plans.

10.10 A more restrictive letting criteria will usually be made when making first lets of homes in new housing, or due to a local letting plan being in operation.

10.11 Southwark Council shall reject a bid, which would otherwise have been successful, where the home would not be suitable for that person. There will be good reasons why the person at the top of the list is not offered a home and is bypassed on that occasion. Southwark Council shall not reject bids unless there are sound reasons for doing so. Where Southwark Council does pass over a person's bid, which would otherwise have been successful, they shall keep a record of reasons behind decisions. This information will help in monitoring the operation of the housing allocation scheme and make sure that there is no systematic disadvantaging of particular individuals or groups. Common reasons for bypassing a person on the housing register might include:

a. the home is ground floor and accessible and the person does not need those features and there is another person with high priority who does.
b. the person has already refused a very similar property and has said they're not interested in receiving a similar offer.
c. the home has been designed or adapted for people with particular needs and should be allocated to someone who needs a property of that type.

10.12 Southwark Council shall make sure that people receive sufficient information about homes which are advertised, to enable them to make an informed decision as to whether or not to bid for it. The following information will be made available (whenever possible) when a home is advertised:

a. provision type (e.g. general needs, supported housing/housing for older people, low-cost homeownership – i.e. leasehold, shared ownership, etc)
b. rent type and charge (e.g. social/affordable/intermediate rent, weekly rent and service charges and any other property related charges etc)
c. unit size (e.g. bedsit, number of bedrooms, non-self-contained or self-contained)
d. letting criteria restrictions (when applicable) (e.g. people over 55 years of age, under-occupiers prioritised, disabled people with accessibility need only, etc)
e. tenure type (e.g. secure tenancy, flexible tenancy etc)
f. location (e.g. by ward and/or postcode, etc)
g. accessibility (e.g. approach routes, ramps, steps, entrance doors, floor level, corridors and doors, lifts and stairs, gardens, adaptations already made to individual homes, etc)
h. Council Tax Band

10.13 Southwark Council may, at its discretion, apply automatic bidding functions within the choice-based lettings system to specified categories of applicants or properties. This may be used where it supports timely and effective allocation of housing, including where households may face barriers to active bidding or where delays would undermine efficient use of available stock. The use of automatic bidding assists the Council in managing demand, reducing prolonged waiting times, and ensuring that allocations are made in line with statutory requirements and the objectives of this Scheme.

Offers of a home and refusals

10.14 Southwark Council shall restrict the number of bids which an applicant can make at any particular time, to one bid per cycle. This may be subject to change from time to time and any change to this will be notified on the Choice Based Lettings website. This is to limit the number of refusals, and potential for delay associated with managing a large number of bids. Southwark Council shall provide people with appropriate advice and assistance to help them to bid effectively. The fact that an applicant has made a bid for a home should not be treated as meaning that Southwark Council has made a final decision to allocate it to them.

10.15 Southwark Council may, in genuinely exceptional circumstances, make an allocation outside the rules of this scheme. This power will be exercised rarely and only where there is a compelling and evidenced reason to depart from the usual bidding and prioritisation arrangements, for example because the person has an exceptional level of need that is not adequately reflected within the scheme, or because the circumstances are so extreme or unusual that strict application of the scheme would lead to an unreasonable outcome. Allocations made in this way shall be kept to a minimum. In every case, Southwark Council shall keep a clear audit trail, record the reasons for the decision, explain why the usual bidding process or scheme rules were not sufficient, and obtain prior authorisation from a senior officer in accordance with an approved authorisation process.

10.16 A To support consistent operation, any proposal for a direct let or an allocation outside the scheme shall be supported by a written record setting out the relevant facts, the risk or management issue being addressed, the alternative options considered, the reasons why a direct offer or exceptional allocation is necessary, and the approving officer. Southwark Council shall monitor the number and type of these cases, review their use periodically to ensure they remain exceptional, and use this information to promote transparency, accountability and continuous improvement in decision making.

10.17 Southwark Council shall make suitable and sustainable allocations where there is a good probability of providing a long-term and stable solution for a person on the housing register and surrounding neighbours. Southwark Council shall wherever possible make sure that allocations do not lead to housing management problems and instead will result in a sustainable tenancy. Southwark Council shall make use of sensitive allocations (sometimes known as sensitive lettings). Instead of automatically allocating a property to a person at the top of a list, careful consideration shall be given to the suitability of a person for a vacancy, based on the information about that person and knowledge of the property, it's location or neighbours. Southwark Council shall balance a range of factors including a person's housing need, their suitability for a home, and needs of prospective neighbours. For example, allocating a hard to let home which may exacerbate problems which led a person to become homeless previously, or placing a person with social or other problems in the same area, which can cause problems for both those from the area itself and for housing management, shall be kept in mind when allocating homes to any person on the housing register. Southwark Council shall only use a sensitive allocations approach where there are good reasons for doing so and shall keep a record of why decisions were made, to make sure the decisions are transparent and the decision maker is accountable. Southwark Council shall monitor the use of sensitive allocations.

10.18 Southwark Council shall allow people a reasonable period of time to make a decision about any home offered to them, providing them with an opportunity to view the home before making a decision. Southwark Council shall allow sufficient time for people who require additional assistance and/or support to arrange for an adviser or an advocate (who may be a friend or family member) to accompany them when viewing a home and to take advice in making their decision to accept or reject an offer.

10.19 Applicants shall be allowed to refuse up to three homes allocated to them within a 12 month period. After which, they shall be removed from the register for a period of 12 months and required to reapply after this period. This approach is designed to minimise the time loss in making offers that are not accepted. People on the housing register shall be reminded of the limit to the number of offers made, when an offer of housing is made to them. When Southwark Council makes initial contact with a person to see if they're interested in a particular home, if they are not, for example because they are currently unwell, or the property is too far from their child's school, Southwark Council might choose to bypass the person on such an occasion.

<u>People owed a homelessness duty</u>

10.20 People owed a homelessness duty needing advice and assistance to bid shall be provided with it. There will be a limit to the period during which they can bid, this will be based on the time it would normally take before an opportunity to bid on a

suitable home becomes available for someone with similar priority under the scheme.

10.21 An assessment will take place to examine why a person owed a homelessness duty, has failed to bid for a suitable home. If they were incapable of making a bid without advice and assistance, Southwark Council shall consider extending the period during which they can make a bid and shall arrange for any advice and assistance needed to help them bid. If Southwark Council decides a person will no longer be able to bid for properties, they will be made aware of this and of the fact that a direct let will be made or where appropriate inclusion of auto bidding

10.22 People who are owed a homelessness duty have the right to refuse a suitable housing allocation. If a person does refuse a suitable offer (within the meaning of the term set out Housing Act 1996 part 7 – Homelessness), Southwark Council shall make them aware that its duty of homelessness assistance has come to an end. People shall be allowed to remain on the housing register if they continue to be eligible and qualify, although they will no longer be given the same level of priority due to being owed a homelessness duty. Instead, their housing needs will be reassessed and any priority given will be based on their housing needs at this time.

Disabled people

10.23 Housing which has been designed or adapted to meet the needs of disabled people will be advertised via the scheme. It shall be prioritised for people who have access needs. This will be explained in the advertising criteria. Disabled people can bid for accessible vacancies, and for accommodation that does not currently meet their needs, when Southwark Council has assessed that it is reasonable and practical to adapt the home to meet those needs.

10.24 When an accessible property is advertised, the advertisement shall give sufficient information about the level of adaptations and/or accessibility features in the accommodation, so that people can make an informed decision on whether or not to bid for a particular property. Information shall be included about external access to the property (e.g. whether there is a ramp up to the property and whether there is accessible parking nearby).

10.24 Southwark Council shall develop and maintain a database of accessible Council properties within the Borough. Disabled people shall be informed about the time they are likely to wait for any type of property to become available. Such information shall be provided to assist disabled people to decide whether or not to bid for a particular home which is advertised.

10.25 Southwark Council shall provide disabled people with additional assistance and support, depending on the nature and degree of their disability, if required. Southwark Council shall advise individual disabled people when a suitable accessible property is about to be, or has been, advertised.

Restricting choice

10.26 Southwark Council shall attach advertising criteria to particular homes, specifying that only applicants that meet certain criteria may bid for that particular home, or that applicants that meet certain criteria will be given preference for that particular home. Advertising criteria will be used for:

a. when local lettings policies are being used to achieve housing management and other housing policy objectives; or
b. to match people with access needs to accessible accommodation, or
c. when there is an age restriction for the property, such as only households over 55 years of age.

10.27 Southwark Council shall not allow every person to express an interest in or be considered for any, and every, available home to let. People shall not be permitted to bid for homes, which would result in statutory overcrowding or under occupation (on a case-by-case basis, under occupancy might be allowed, for example where Southwark Council wishes to bring down the child density ratio on an estate). Therefore, couples and single people will not usually be permitted to bid for a home that has more than one bedroom. Southwark Council shall provide information when a property is advertised, to assist people in establishing whether they are entitled to express an interest in a particular home available to let. Southwark Council shall make the final decision on whether it is appropriate to allocate any particular home to any particular person. When doing so the following shall be taken into account:

a. provision type (e.g. a home is housing for older people and person has no need for such housing, or a home is general needs housing and a person has a need for supported housing or housing for older people, etc).
b. rent type and charge (e.g. a person cannot afford to pay the rent and/or all other property related charges for a home).
c. unit size (e.g. a person and their household would be overcrowded or would under-occupy a home).
d. letting criteria restrictions (e.g. a home must be allocated to disabled people with accessibility needs).
e. condition of the home (e.g. repairs and maintenance need to be carried out to a home and these cannot be completed while a home is occupied, or any repairs and maintenance required cannot be completed within a reasonable period of time after the person might otherwise have moved into a home).

f. accessibility (e.g. it is not possible to make necessary adaptations, either at all or within a reasonable period of time after a person might have otherwise moved into a home).
g. location (e.g. a home would result in a person or members of their household being at risk to or from others).

Prioritisation

10.28 Southwark Council shall when allocating homes, give a preference to people in the following order of bands, A, B, C, D and E with A being the highest priority and E the lowest. Where two or more households are within the same priority band, allocation priority will be determined by the qualification date applicable to that band.

10.29 People who might fall into more than one band shall be placed in the band that gives them the greatest priority.

10.30 Where an applicant does not fall specifically within the wording of Bands A to E, but does have a housing need, Southwark Council shall on occasions, use its discretion and make an allocation outside the rules of this scheme. Southwark Council does not expect to need to exercise this discretion on a regular basis. Southwark Council shall keep clear audit trails when discretion has been used and record the reasons for an allocation. There shall be a clear authorisation processes in place, with authorisation by a senior officer.

10.31 Southwark Council shall, when making decisions about prioritisation, disregard a persons' household members if such household members are ineligible for an allocation of social housing

Band A

1. People occupying insanitary or otherwise unsatisfactory housing conditions which, following assessment (including by an Environmental Health Officer where applicable), are determined to pose a significant risk to health and safety, and where the required remedial or repair works cannot be completed within a reasonable period of time, or the property cannot be made safe at all.

2. People occupying overcrowded housing where the household is statutorily overcrowded (within the meaning of Part X of the Housing Act 1985), or where

the household is not statutorily overcrowded but is overcrowded by three or more bedrooms under the Bedroom Standard

3. People (or someone from their household) with a particular need for settled accommodation on urgent medical or welfare grounds, due to:
    a. Condition is expected to be terminal and re-housing is required due to unsuitable accommodation or to provide a basis for the provision of suitable care; or
    b. Condition is life threatening and existing accommodation is a major contributory factor; or
    c. Planned discharge from hospital is imminent and there is no accommodation available that is reasonable to occupy.

4. People with a need for accommodation, who are a child leaving the care of Southwark Council.

5. People who are tenants of Southwark Council, or a private registered provider, and living in Southwark, under-occupying their home (by the local housing allowance size criteria) who wish to transfer to a smaller property suitable for their needs.

6. People who have lost their current home as a result of a disaster, such as a fire, flood or other emergency.

7. People who are social housing tenants in Southwark, accepted by Southwark Council as needing to leave their home to facilitate an area regeneration scheme.

8. People who are non-dependent adults, who normally live with social housing tenants in Southwark who have been accepted by Southwark Council as needing to leave their home to facilitate an area regeneration scheme, at the discretion of the Strategic Director of Housing.

9. People who have been accepted through internal, evidence-based assessment at the Housing Needs Service to benefit from a Housing First scheme (commissioned by Southwark Council)

10. People who are members of the Armed Forces community, will be given reasonable preference where they fall within the following groups:
    a. Former members of the Regular Armed Forces (including those who are close to leaving or have recently left the Regular Armed Forces; or
    b. Serving in the Regular Armed Forces and are suffering from a serious injury, illness (including mental ill health) or disability which is wholly or

partially attributable to the person's service, including those who need to move to suitable adapted accommodation; or

c. Serving or have served in the reserve forces and suffering from a serious injury, illness (including mental ill health) or disability which is wholly or partially attributable to the person's service; or
d. Bereaved spouses or civil partners of those serving in the Regular Armed Forces where the bereaved spouses or civil partners have recently ceased, or will cease, to be entitled, to reside in accommodation provided by the Ministry of Defence following the death of their partner whose death was attributable, wholly or partially to that service.

Band B

1. People who need to be rehoused as a result of domestic abuse, including those who have fled domestic abuse and are living in a refuge or other forms of safe accommodation in Southwark.

2. People who need to be rehoused as a result of violence or threats of violence likely to be carried out, who are:
   a. Witnesses of crime, or victims of crime, who would be at risk of intimidation amounting to violence or threats of violence if they remained in their current home; or
   b. Escaping serious antisocial behaviour; or
   c. Hate incidents; or
   d. Harassment (e.g. racial, religious or sectarian, homophobic, transphobic, autistic people and people with a learning or physical disability)

3. People occupying insanitary, or otherwise living in unsatisfactory housing conditions, for example due to:
   a. Lacking bathroom or kitchen; or
   b. Lacking inside WC; or
   c. Permanently lacking cold or hot water supplies, electricity, gas, or adequate heating; or
   d. Property in disrepair

4. People who need to move on medical or welfare grounds (including any grounds relating to a disability), due to:
   a. A mental illness or disorder (including serving members of the regular and reserve Armed Forces and veterans with mental ill health; or
   b. A physical or learning disability or sensory impairment; or
   c. Chronic or progressive medical conditions; or

d. Infirmity due to old age; or
e. The need to give or receive care; or
f. The need to recover from the effect of violence or threat of violence, or physical, emotional or sexual abuse (e.g. victims of domestic abuse); or
g. The need to recover from the effects of racist incidents; or
h. Ability to fend for self, restricted for other reasons; or
i. Young people at risk (i.e. child(ren) in need, 16–17-year-olds, lone parents under 18); or
j. People with an assessed learning difficulty; or
k. Need for adapted housing and/or extra care facilities, bedroom or bathroom; or
l. Need improved heating (on medical grounds); or
m. Need sheltered housing (on medical grounds); or
n. Need ground floor accommodation (on medical grounds); or
o. Need to be near friends/relatives or medical facility (on medical grounds); or
p. The need to move, following hospitalisation or long-term care; or
q. Being ready to make a planned move from supported housing (commissioned by Southwark Council), where they are provided with care, support or supervision in;
    i. Resettlement accommodation; or
    ii. A managed property; or
    iii. A hostel for homeless people; or
r. Moving on from a drug or alcohol recovery programme; or
s. Being vulnerable (e.g. having learning disabilities) and not expected to be able to find their own accommodation, who wish to live independently in the community, with appropriate care and support.

5. People with a need for accommodation, who are foster carers and adopters, special guardians, and family and friend carers (who have taken on the care of a child because their parents are unable to provide care), who need a larger home in order to accommodate a looked after child, approved by Southwark Council.

6. People who need to move to a particular locality in Borough of Southwark, where failure to meet that need would cause hardship (to themselves or to others), for example due to accessing specialised medical treatment.

<u>Band C</u>

1. People who are owed a homelessness duty (by Southwark Council) under section 193(2), duty owed to persons with priority need who are not

intentionally homeless, to ensure accommodation is available for occupation by the person.

2. Households accommodated in the private rented sector following an offer made by Southwark Council to prevent homelessness, relieve homelessness, or to bring to an end a homelessness duty under Part 7 of the Housing Act 1996.).

3. People occupying overcrowded housing, by one bedroom (by the Bedroom Standard at s.10.32 unless statutorily overcrowded).

4. People who are members of the Armed Forces community, who are:
    a. Divorced or separated spouses or civil partners of Regular Armed Forces service personnel, who need to move out of accommodation provided by the Ministry of Defence; or
    b. Adult children of Regular Armed Forces service personnel, who may no longer be able to remain in the family home.

5. People occupying housing which is temporary or occupied on insecure terms, who have unmet housing needs that cannot be met by any other housing options that are available, for example due to:
    e. Family or friends being able to accommodate only for a temporary period; or
    f. Social or private rented tenancy coming to an end; or
    g. Non-violent relationship breakdown; or
    h. Required to leave asylum support accommodation.

6. People who are former care leavers who have unmet housing needs that cannot be met by any other housing options that are available.

<u>Band D</u>

1. People who are owed a homelessness duty (by Southwark Council) under section:
    a. 189(B)(2), initial (relief) duty (by Southwark Council); or,
    b. 190(2), duty owed to persons becoming intentionally homeless, to ensure that accommodation is available for occupation for a reasonable period while a person finds accommodation to live in; or
    c. 195(2), duty in cases of threatened homelessness, to take reasonable steps to help a person to ensure their accommodation does not cease to be available for their occupation.**)**

2. People who are experiencing homelessness (within the meaning of Housing Act 1996 Part 7 Homelessness) within the Borough of Southwark, including those that have either not made an application for homelessness assistance, have

withdrawn their application for homelessness assistance, or any homelessness duty of assistance owed has ended, including:

a. No fixed abode; or
b. Living with friends; or
c. Rough sleeping; or
d. Homeless upon departure from prison.

Band E

Applicants placed in Band E will be able to bid for properties advertised through Choice Based Lettings. However, as Band E is the lowest priority band and reflects low housing need, it is unlikely that households in this band will be rehoused.

1. People who are secure tenants of Southwark Council seeking a transfer, who are not entitled to a reasonable preference for an allocation of social rented housing (i.e. they would not be placed in any of the above bands).

2. Any other person who is eligible for an allocation of social rented housing and who qualifies to join the housing register.

Bedroom criteria

10.32 Southwark Council uses the rules set out below to calculate how many bedrooms a household is considered to need. This is known as the household's bedroom requirement and is used when assessing housing need, including overcrowding and under□occupation. The bedroom requirement is based on the size and make□up of the household, including the ages of household members and any relevant circumstances, and is calculated using the applicable standard explained below.

Household member	How bedrooms are counted (1 bedroom for each of the below)
Adult couple	1 bedroom
Single adult aged 21 or over	1 bedroom
Boys aged 10 to 20	• Two boys aged 10 to 20 can share, or • One boy aged 10 to 20 can share with one boy aged 9 or under • One boy aged 10 to 20 gets their own bedroom if there is no younger boy to share with
Girls aged 10 to 20	• Two girls aged 10 to 20 can share, or • One girl aged 10 to 20 can share with one girl aged 9 or under

	• One girl aged 10 to 20 gets their own bedroom if there is no younger girl to share with
Children aged 9 or under	• Two children aged 9 or under can share, regardless of sex • Any remaining child aged 9 or under gets their own bedroom

10.33 Where such tenants are releasing a larger property, they may bid for a home that is one bedroom above their assessed bedroom need, provided the property is still smaller than their current home. Southwark Council shall, when deciding if a person's household is under-occupied, make an assessment against the UK Government's Local Housing Allowance bedroom criteria, which allows a separate bedroom each for:

Household member	How bedrooms are counted
Adult couple	1 bedroom
Any person aged 16 or over	1 bedroom
Children aged 15 or under	• Two children of the same sex aged 15 or under can share
Children aged 9 or under	• Two children aged 9 or under can share, regardless of sex
Other children	• A child gets their own bedroom if they cannot share under the rules above
Disability or medical need	• One additional bedroom may be allowed where a person cannot share due to a disability or medical condition
Foster carers	• One bedroom for a foster child, where the applicant is an approved foster carer
Overnight carer	• One bedroom allowed for a non□resident overnight carer, regardless of the number of carers

10.34 Non-family members will not be considered within the household group. Extended family members and confirmed carers will be included if they need to live with the family to provide or receive medical care and support.

Quotas

10.35 Southwark Council shall from time to time set quotas in Annual or Local Lettings Plans to achieve a spread of allocations over various needs factors for example:

a. people who need to move to larger accommodation in order to foster or adopt a child, on the recommendation of Southwark Council's Children's Services,
b. to provide for a number or proportion of allocations to be made to applicants to whom the Council has accepted a homelessness duty under s193(2) HA 1996 and:
    i. are living in temporary accommodation arranged by the Council as part of this homelessness duty, or
    ii. will require temporary accommodation to be arranged by the Council as part of this homelessness duty, for a reasonable period,
c. to provide for a number or proportion of allocations to be made of properties to applicants who already occupy them by way of temporary accommodation,
d. Southwark social housing tenants under-occupying their home who wish to move to a smaller home suitable for their needs.

10.36 Quotas shall be based on information Southwark Council has gathered on housing need and demand in the Borough of Southwark based on the profile of people on the housing register. Southwark Council shall consider:
a. The size and composition of the housing register, including the housing needs people have, and
b. The type of stock and vacancies which are likely to become available.

10.37 Southwark Council shall operate an Annual Lettings Plan alongside this main scheme, to act as an additional set of circumstances which will be considered, or rules which will be applied. Decisions on the details of these circumstances and rules will be made by Elected Members of the Council. Southwark Council shall monitor who is being allocated properties and publish information on performance against quotas that have been set.

10.38 Southwark Council shall operate local lettings plans alongside this main scheme, to act as an additional set of circumstances which will be considered, or rules which will be applied. Decisions on the details of these circumstances and rules will be made by a Senior officer.

10.39 Local letting policies will be used to allocate particular homes to applicants of a particular description and achieve a wide variety of housing management and other housing policy objectives, for example:
a. To deal with concentrations of deprivation or create more mixed communities, by setting aside a proportion of vacancies for people who are in employment or to enable people to take up employment.
b. To deal sensitively with lettings on new development sites including giving priority to those with a local connection to the electoral ward area

c. To make sure that properties which are particularly suited to being made accessible (e.g. ground floor flats) are prioritised for those with access needs
d. To deal with allocations of designated key worker housing to specific types of key workers as specified by Southwark Council from time to time, through a distinct application process.

10.40 Southwark Council shall publish local lettings policies as separate policy documents, which may be revoked or revised by Southwark Council as appropriate.

10.41 Southwark Council shall monitor and review local lettings policies regularly, as to their effectiveness, and to determine if they are still appropriate and necessary.

Modifying and altering this scheme

10.42 Southwark Council shall, before modifying this scheme, have regard to:
a. Southwark Councils' Housing Strategy
b. Southwark Councils' current Homelessness and Rough Sleeping Strategy
c. Southwark Councils' current Tenancy Strategy
d. The London Housing Strategy

10.43 Southwark Council shall, before making an alteration to this scheme which would be a major change of policy, send a copy of proposed alterations to every private registered provider, with which Southwark Council has a nomination arrangement and provide them with a reasonable opportunity to comment on the proposals.

11.0 Information about this allocation scheme

This chapter explains how applicants can obtain a copy of the scheme and how they will be consulted when future amendments are made

11.1 Southwark Council shall publish a summary of this housing allocation scheme and provide a copy of the summary free of charge to any person who requests one. A copy of the summary is available to download from the Council website. Copies of the scheme summary can also be requested by contacting Southwark Council's Housing Allocation service.

11.2 Southwark Council shall make available a copy of this scheme for inspection at our office, 160 Tooley Street, London, SE1 2QH. Southwark Council shall, upon request from a person, and the payment of a reasonable fee to cover the cost of printing, provide a printed copy of the scheme.

11.3 Southwark Council shall, when making a significant change to the scheme, which would affect a large number of people on the housing register, notify them of the change. Southwark Council shall consult on significant changes to the scheme. Southwark Council shall engage with a wide range of stakeholders (e.g. Adult Social Care, Children Services, health services, community justice services, voluntary organisations, etc), as well as people on the housing register, tenants, the general public, anyone who is affected by the way social housing shall be allocated and anyone who is affected by the way Southwark Council shall allocate social rented housing. The approach taken to consult will depend on the nature and extent of the changes that are being proposed to be made. This might involve:

a. A small sounding board group of tenants and people on the housing register
b. A tenant scrutiny panel.
c. Surveys

12.0 Co-operation with private registered providers

This chapter explains how Southwark Council shall work with private registered providers to nominate people from the housing register for a vacancy.

12.1 Southwark Council shall work together with private register providers that own and manage stock in the borough of Southwark, to make best use of the available social housing in the local authority area. Southwark Council shall make requests to private registered providers, for them to offer an allocation of social housing to people on Southwark Council's housing register.

12.2 Southwark Council shall comply with requirements set out in a nomination agreement with a private registered provider, when making requests for social rented housing to be made available to persons from Southwark Council's housing register.

12.3 Nomination agreements shall set out the proportion of letting that will be made available by private register providers that own or manage stock in the Borough of Southwark, to Southwark Council. Nomination agreements shall set out any criteria which has been adopted for accepting or rejecting nominations and how any disputes shall be resolved. Southwark Council shall monitor and regularly review nomination agreements, to demonstrate that obligations are being met and to ensure they reflect changing needs and demand.

12.4 Southwark Council shall, when making nominations to a private registered provider, make sure the details of a nominated person are accurate, comprehensive and up-to-date and in particular provide information about any vulnerability, support needs and arrangements for support, where this information is available.

12.5 Southwark Council shall also agree information sharing protocols with private register providers who own or manage stock in the borough of Southwark, covering issues such as rent arrears, antisocial behaviour and support needs.

13.0 Guidance

This chapter explains how Southwark Council shall make use of guidance on the allocation of social rented housing, published by the UK, when making decisions about social housing allocations.

13.1 Southwark Council shall refer to statutory guidance published by the UK Government when reviewing and amending this housing allocation scheme, and when making decisions about policy and practice.

14.0 False statements and withholding information

This chapter explains the consequences for people applying for an allocation of social rented housing, if they provide false statements and/or withhold information.

14.1 Southwark Council shall consider, when a person knowingly makes a false statement on a housing register application or in response to a request for further information in support of an application (including during review proceedings), as a reason for disqualification from joining the housing register.

14.2 Southwark Council shall look at the circumstances of each person rather than applying a blanket approach about whether to institute criminal proceedings against a person who has given false information or withheld information.

15.0 Elected members

This chapter explains the role of Southwark Council's elected members in allocating of social rented housing

15.1 Elected members of Southwark Council shall not be part of a decision-making body at the time an allocation decision is made, when either the accommodation concerned is situated in their electoral ward or the person subject to the decision has their sole or main residence there.

15.2 Elected members shall be permitted to represent their constituents to any decision-making body, such as seeking or providing information on behalf of their constituents and be permitted to participate in the decision-making bodies deliberations prior to a decision.

15.3 Elected members shall not attempt to confer an advantage on any person seeking an allocation of social rented housing. Elected members shall ensure compliance with

Southwark Council's Code of Conduct and shall consider whether they are required to declare an interest before participating in such deliberations. Elected members shall obtain advice from Southwark Council's Monitoring Officer, should there be any doubt.

15.4 Elected members shall be involved in policy decisions that affect the generality of social rented housing in their electoral ward.

15.5 Elected members shall be responsible for determining allocation policies and monitoring the implementation of Southwark Council's housing allocation scheme, to ensure the operation of the scheme is open and accountable and systems are compliant with Southwark Council's policy objectives.

APPENDIX B

Housing Allocations Scheme Consultation Results – 2025

Introduction

This report sets out the results of the Housing Allocations Scheme 2025 consultation and should be read alongside the draft Southwark Housing Allocations Scheme 2025 Document, Housing Allocations Scheme Cabinet Report September 2025, and Equalities and Need Impact Assessment (EINA).

Services within Southwark Council have supported the development of this proposed allocations scheme through working groups, engagement and consultation, including the Community Safety team, Adult's and Children's Social Services, Housing allocations, Supported Housing Service as well as Homelessness and Resident Services officers.

The online consultation survey was made available for 12 weeks between 11th March to 6th June 2025. Promotion of the survey via a press release, social media, and engagement sessions with external agencies, including housing support and advice agencies, were also carried out during this period. The Survey also included the draft proposed scheme document and invited any additional comments on all aspects of the proposals.

All responses and additional comments have been considered when making the final recommendations for the new Housing Allocations Scheme.

This report is structured as follows:

- **Section 1** Key findings
- **Section 2** Consultation responses and recommendations
- **Section 3** Demographic make-up of survey respondents.

Section 1: Key findings

Findings from the consultation are summarised below, and results and recommendations set out in more detail at Section 2.

- We received 668 online responses to the consultation survey, mainly from residents living in Southwark. The Council also received 482 email responses, most of which were substantially identical template responses coordinated by Housing Action Southwark and Lambeth (HASL), representing individual submissions from members of the local housing action group. Responses were also received from Southwark Law Centre and others.
- There were also a large number of supporting comments which can be seen, anonymised online.
- These responses have been used to refine and clarify some areas of the proposed scheme.

Qualification and suitability

- The majority of respondents agree that the criterion: working in the borough, should be removed as an automatic qualification criterion, while some expressed concern that removing this criterion would make local connection rules too strict.
- More than half of online respondents agree that applicants who are no longer suitable to be a social housing tenant due to certain behaviours, such as anti-social behaviour or accruing substantial rent arrears without making a payment arrangement, should be removed from the register for at least a 12-month period, while others disagreed, expressing concern about applicants in rent arrears due to benefit problems.

Priority

- The proposal to remove non-housing related priority is supported by the majority of respondents as is removing priority stars to make the system fairer and easier for applicants to understand.
- The criteria of Southwark Housing First support programme being given Band A priority and allowing homeless applicants to retain their priority if they take a private rented sector tenancy while waiting for an allocation of social housing, are both supported by most respondents.

Bidding and offers

- Most respondents agree to limiting the number of offers of accommodation made to each applicant, with those refusing three offers being suspended for a 12-month period
- More than half agree that applicants should be removed from the register if they do not place any bids for a suitable advertised property during a 12-month period.

Although some consider this a punishment for not bidding, citing concerns about some applicants needing support to bid.

- The majority of respondents disagree with preventing applicants in Band E from bidding for an allocation of social housing.

Annual Review

- Almost three quarters agree that applicants should be required to confirm their housing circumstances on an annual basis, with some raising concerns about applicants who need support to apply.

Overcrowding and bedroom need

- The wording of proposed Band A Statutory Overcrowding criterion was highlighted as needing to be clarified so as not to appear to reduce the priority for those households who are statutorily overcrowded.
- HASL disagree with the proposal for the new scheme to follow good practice and guidance and use the Bedroom Standard for determining the number of bedrooms a household requires, raising the ceiling age for sharing a room with a same sex sibling from 15 to 20.

Local and Annual Lettings Plans

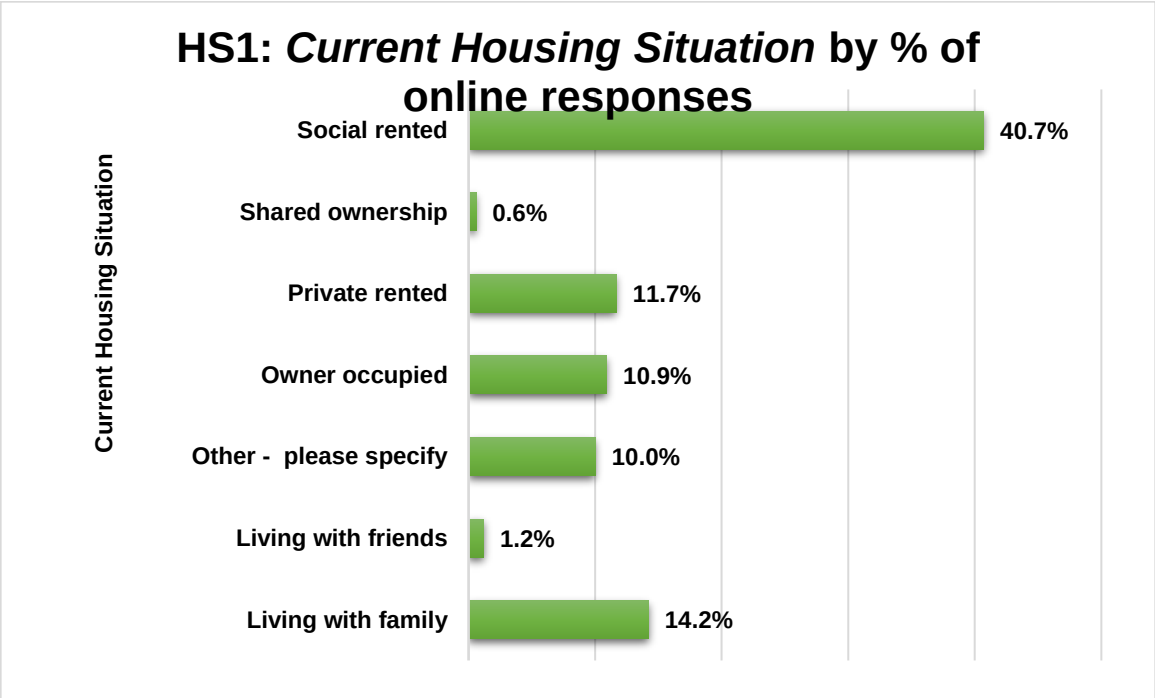
- The proposal to change the current 50% quota for new build social housing to be offered to current tenants to a more flexible quota system was highlighted by the HASL, who commented that they do not consider such quotas necessary as all available homes should be advertised and allocated to those who have the highest need, regardless of current tenure.
- The group also expressed concerns that the proposed Annual Lettings Plan (ALP) would make the housing register more confusing and make it difficult to understanding how housing is allocated.

Full detail of responses and recommendations are set out in Section 2 below.

Section 2: Consultation responses and recommendations

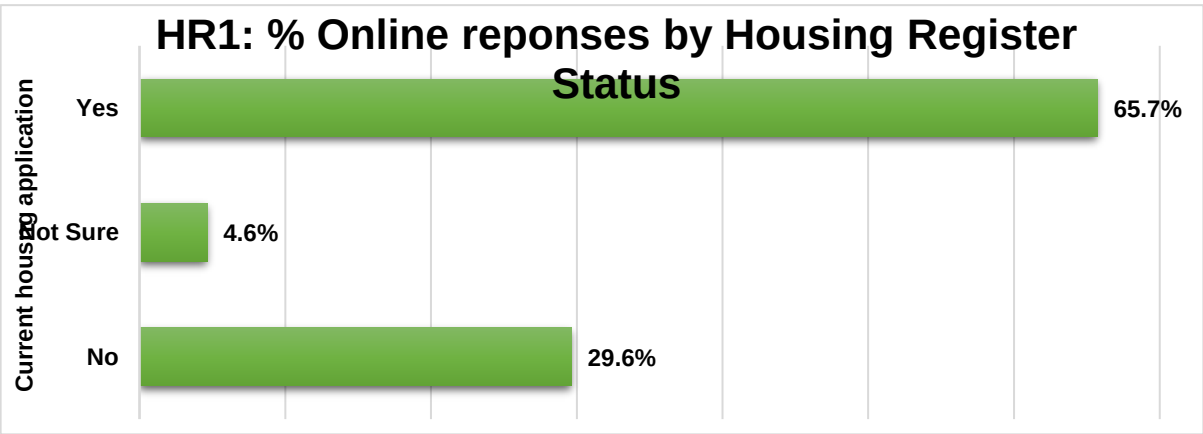
2.1 Current housing situation

597 online respondents answered this question with 272 of these confirming they are social housing tenants. 95 respondents live with family, 78 are privately renting and 73 are owner-occupiers.



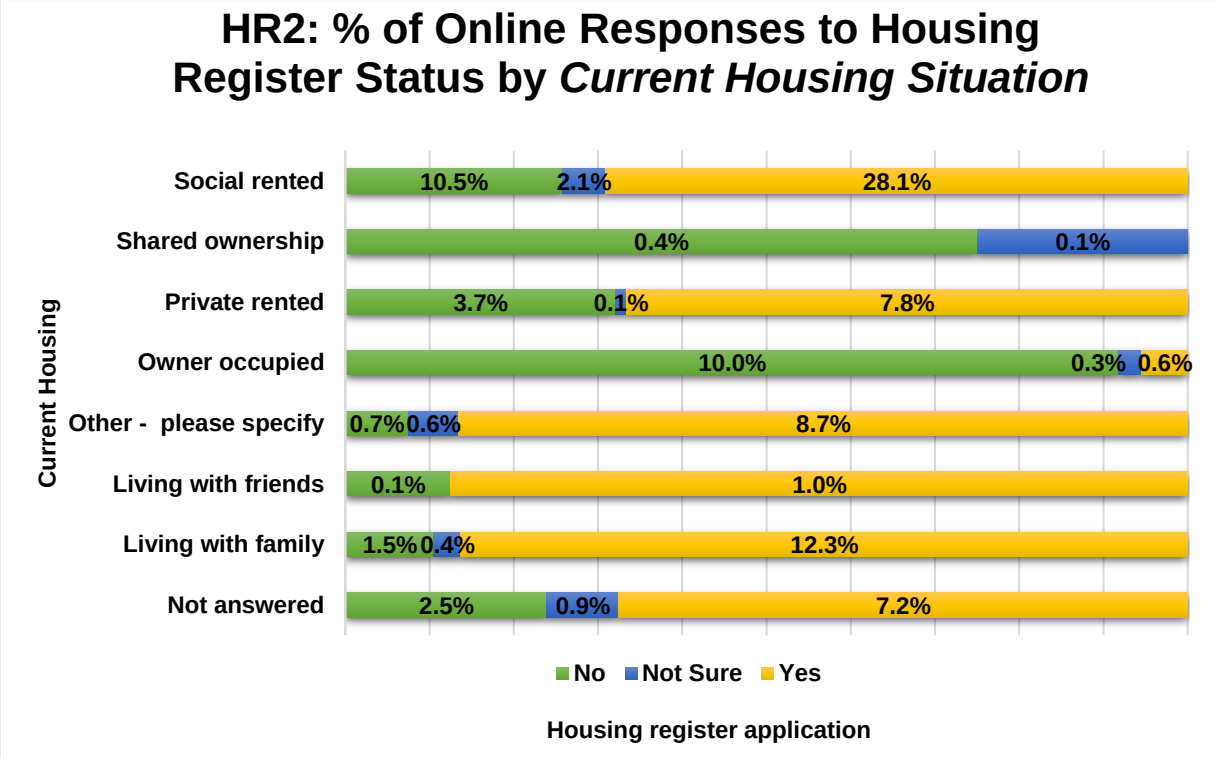
2.2 **Question1:** Do you have a current housing register application?

Of the 668 respondents to the online survey, 439 confirmed they have a current application on the housing register, with a further 31 unsure if they have an application at this time.



2.3 Current living situation by application status

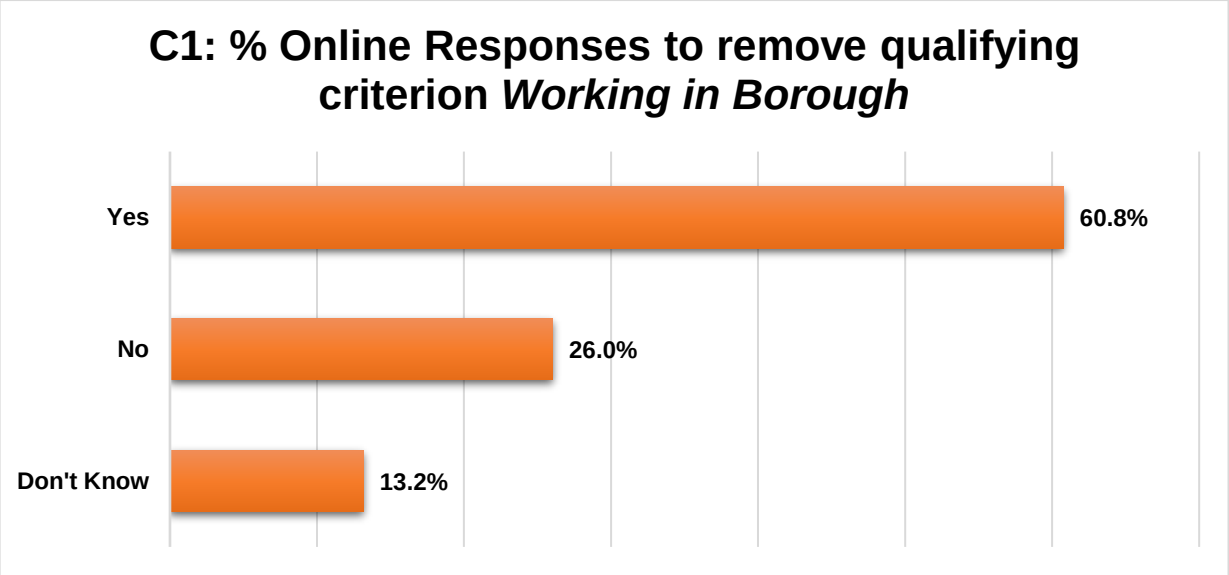
Of those who confirmed they have a current housing register application,188 are living in social rented homes, with 52 living in privately rented housing and 89 with family or friends. Of those not registered for a social housing allocation 70 are living in social rented homes and 67 are owner occupiers. 4 Owner occupiers have applications on the register.



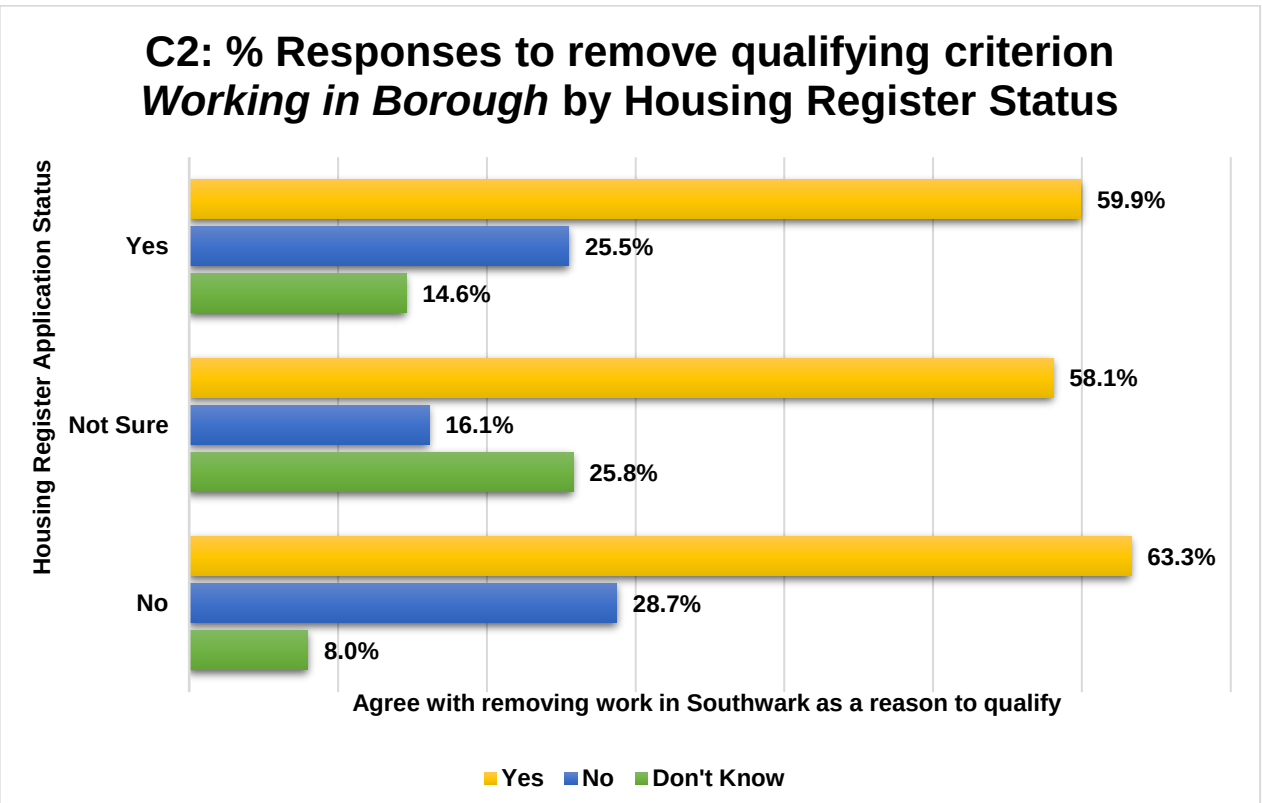
2.4 Question 1: *Do you agree with removing Working in The Borough as a reason for qualifying to join the housing register*?

Survey results: 61% Agree - 26% Disagree – 13% Don't know

More than 400 respondents to this proposal agree with removing *Working in The Borough* as a reason for qualifying to join the housing register, and 174 disagree.



Of the respondents with a housing register application, 263 (59.9%) agree with removing working in the borough as a qualifying criterion, and 112 (25.5%) do not. 119 (63.3%) of those who do not have an application agree with removing working in the borough as a criterion, 54 (28.7%) do not. Of the 13.2% of those who answered 'don't know' to this question, 64 (14,6%) have an application, 15 (25.8%) do not and 8 (8%) are not sure.



170 (25.4%) of those agreeing are social housing tenants while 47 (7%) are renting privately. 48 (7.2%) of those agreeing are owner occupiers, while 52 (7.8% live with family.

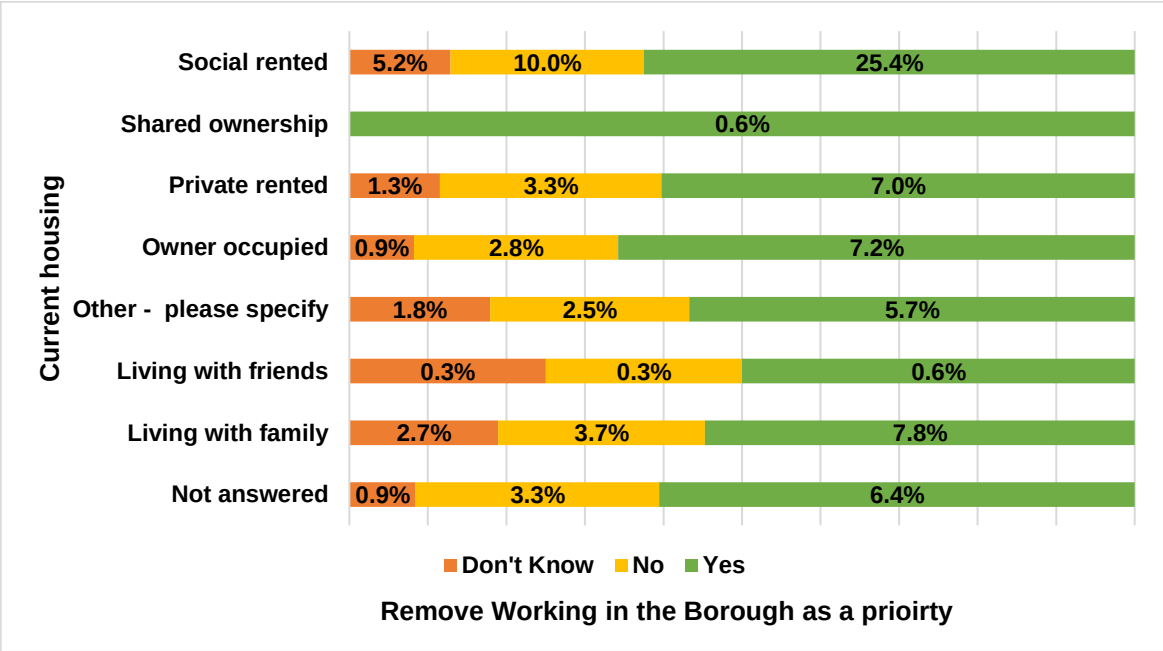


Figure 5: Removing *Working in The Borough* by current housing situation

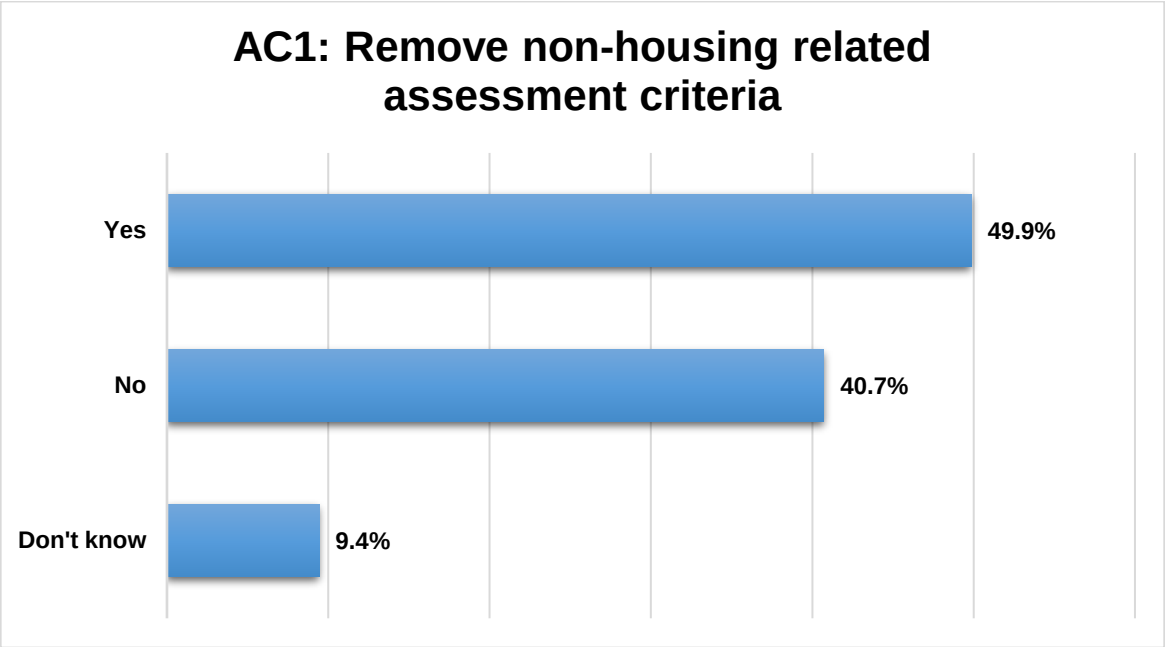
A large proportion of people who work in Southwark travel to the area form various locations and by various means and do not seek housing in the borough, although it is not disputed that commuting to work from one area to another can result in an affordability issue for many households on lower income levels. Nonetheless the limited housing resources must be reserved for those in most need, and this policy recommendation includes safeguards for applicants from outside of the borough including those in serious housing need who fall within a reasonable preference group, applicants who are living in temporary accommodation arranged by the Council outside of the borough while awaiting an allocation as part of the main homelessness duty, those in social housing in another borough that need to move to Southwark for work, and for specified key workers.

Recommendation 1: It is recommended that *Working in The Borough* as a reason for qualifying to join the housing register is removed.

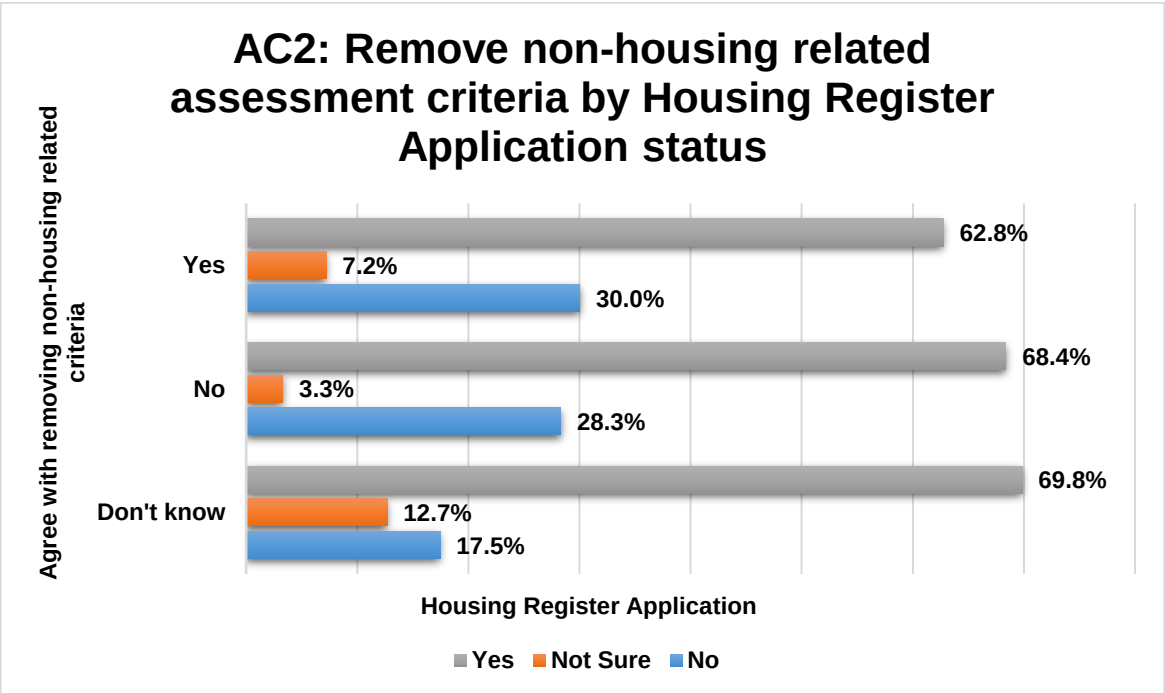
2.5 Question 2: *Do you agree that we should remove assessment criteria that give applicants priority for reasons not related to the need for housing?*

Survey results: Agree 49.9% - Disagree 40.7% - Don't know 9.4%

Almost half (333) of those responding agree with this proposal with just over 40% (272) disagreeing.



Of those agreeing with the removal of non-housing related criteria, 209 (62.8%) have a housing register application and 100 (30%) do not. 186 (68.4%) of those with a housing register application do not agree with this proposal.



135 (49.6%) of respondents living in a social rented home agree with this proposal, with 111 (40.8%) disagreeing and 26 (9.6%) answering 'don't know'. 39 (50%) of those privately renting also agree, with 32 (41%) disagreeing, and three of the four shared ownership respondents (75%) also disagree with this proposal. The largest proportion of any housing situation group agreeing is those living with friends at 62.5% followed by owner occupiers at 58.9%.

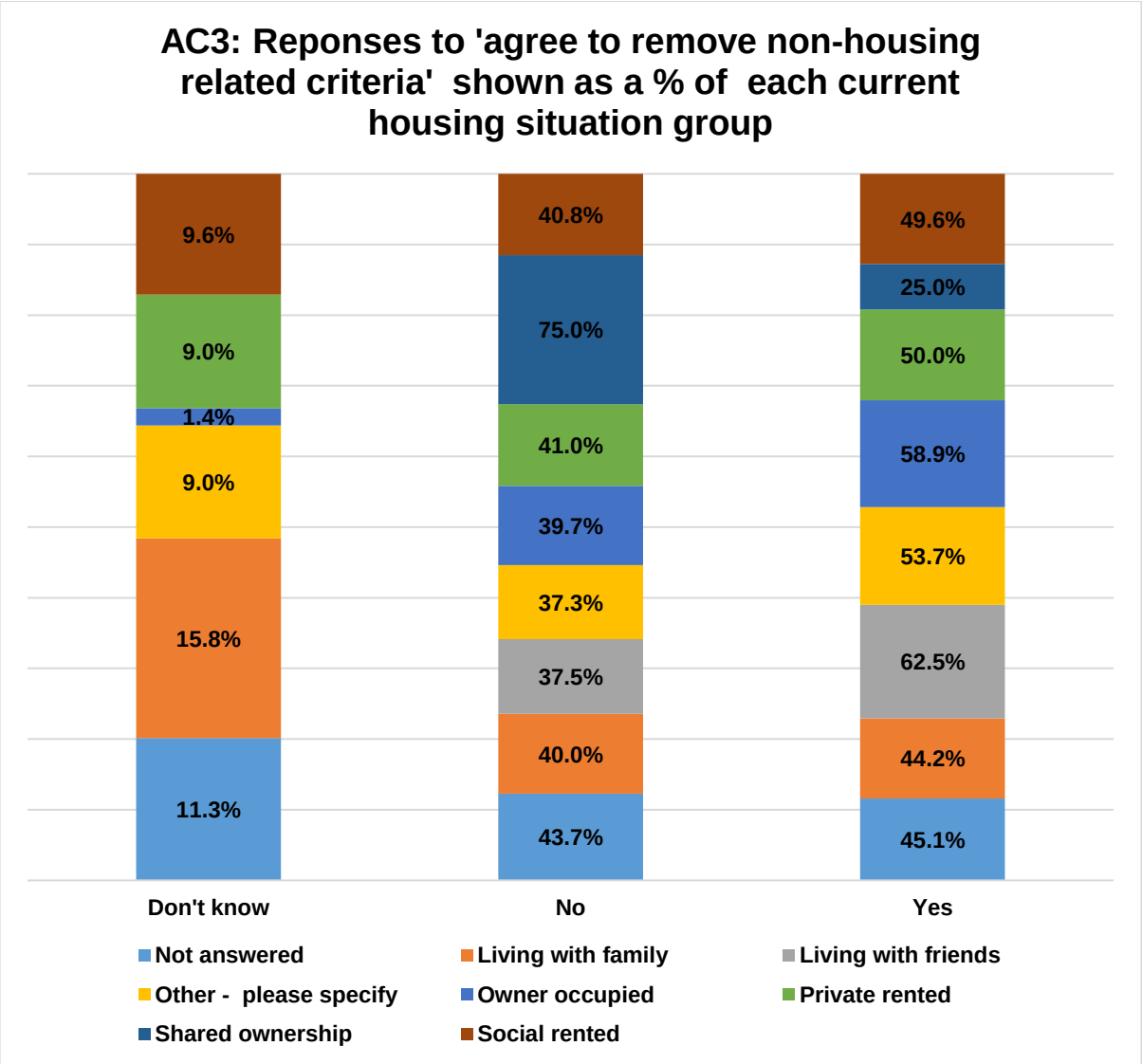
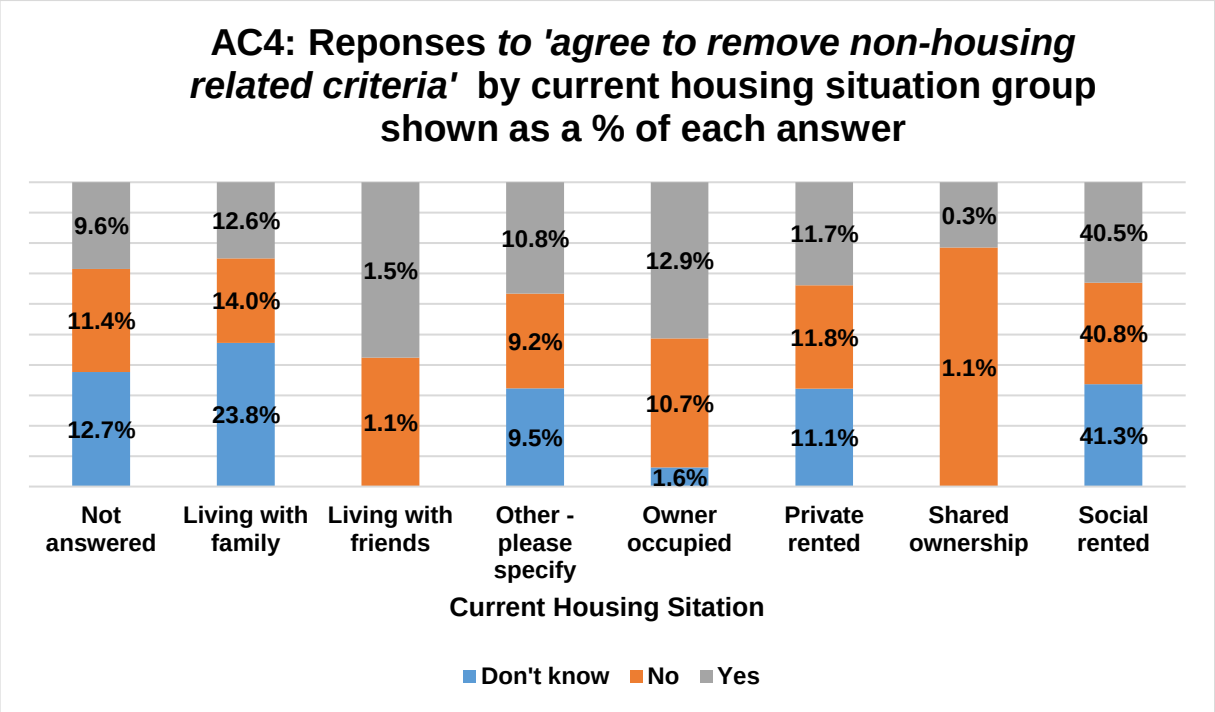


Chart AC4 below shows the percentage make up of each response to the question on removing non-housing related criteria.

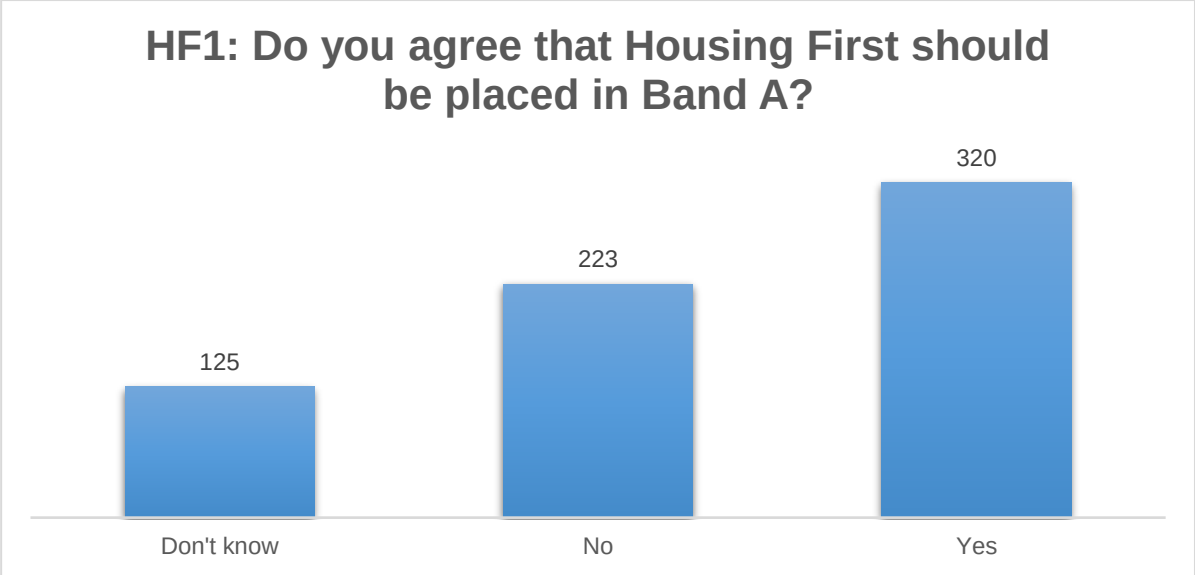


Community contribution such as working or volunteering is highly valued and supported by the Council, but there is a risk that this discriminates against some applicants who are unable to work or volunteer due to specific vulnerabilities for example. This proposal enables a refocus on housing needs as a priority for housing and allows for clarity in how an application will be assessed.

Recommendation 2: It is recommended to remove assessment criteria that give applicants priority for reasons not related to the need for housing.

2.6 Question 3: *Do you agree that adults who are homeless and working with officers on the Housing First support programme should be placed in Band A?*

Survey results: 47.9% Agre e – 33.4% Disagree – 18.7 Don't know



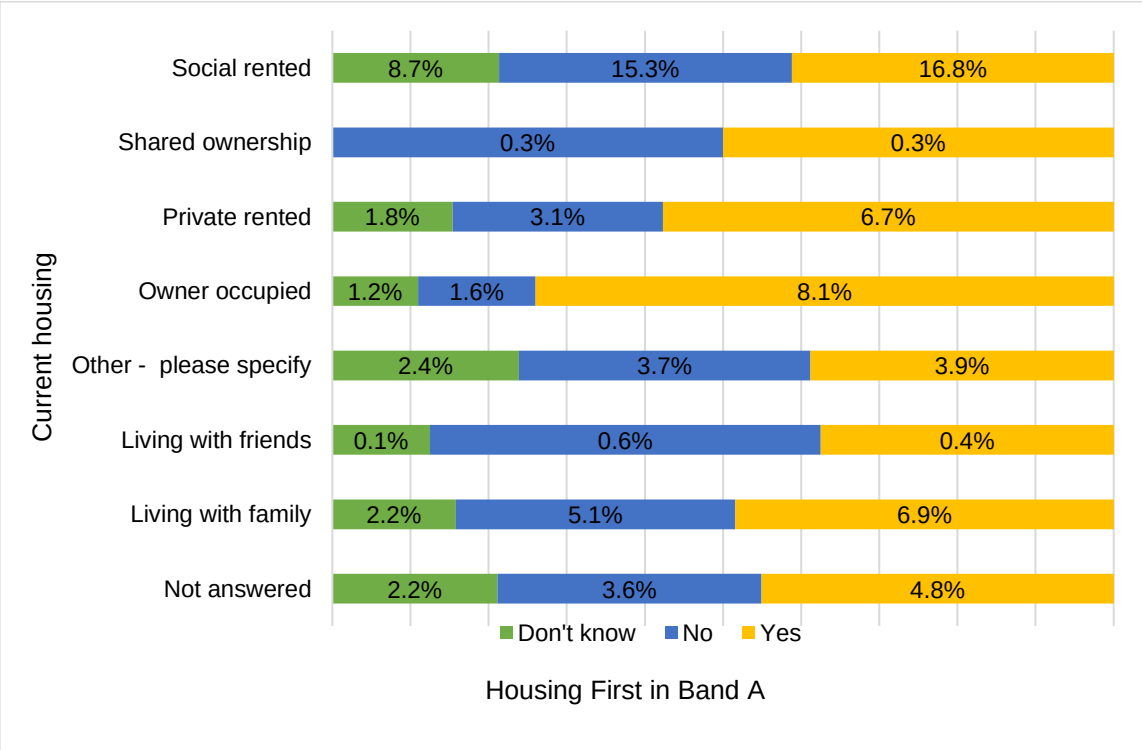


Figure 9: Agree with Housing First in Band A, by current housing circumstances

Single homeless are among the most vulnerable in our society. This proposal is designed to help reduce the numbers of very vulnerable rough sleepers through the Housing First Programme, who will need dedicated, focussed support to sustain a tenancy. The scheme will have a finite number of spaces at any one time and is only for those single homeless who meet the scheme criteria and agree to participate. As one respondent highlighted, the criteria for Housing First were not set out with a great level of detail within the scheme document, and this has been added.

Recommendation 3: It is recommended that adults who are homeless and working with officers on the Housing First support programme should be placed in Band A.

2.7 Question 4*: Do you agree that we should allow homeless applicants to retain their priority if they take a private rented sector tenancy while waiting for an allocation of social housing?*

Survey results: Agree 51% - Disagree 34% - Don't know 15

More than half, 340 of respondents agree with this proposal, and of those 213 have a current housing register application, and 158 of the 227 who disagreed have a current register application. 111 of those in favour are social housing tenants compared with 113 of those who disagree, while the greatest proportion of those agreeing are owner occupiers.

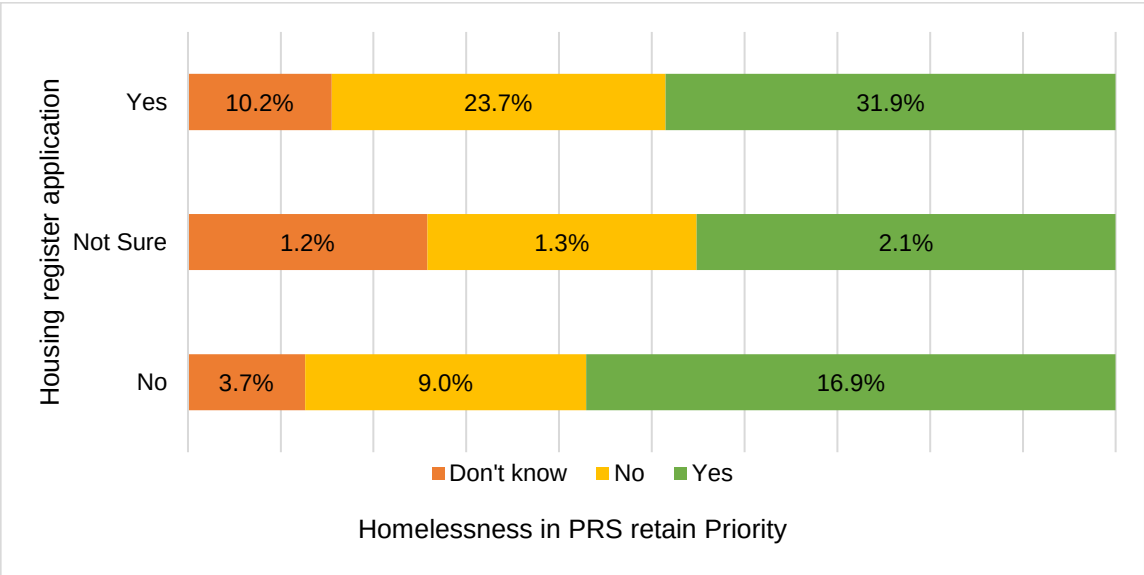


Figure 10: **Retain homelessness priority in PRS, by application status**

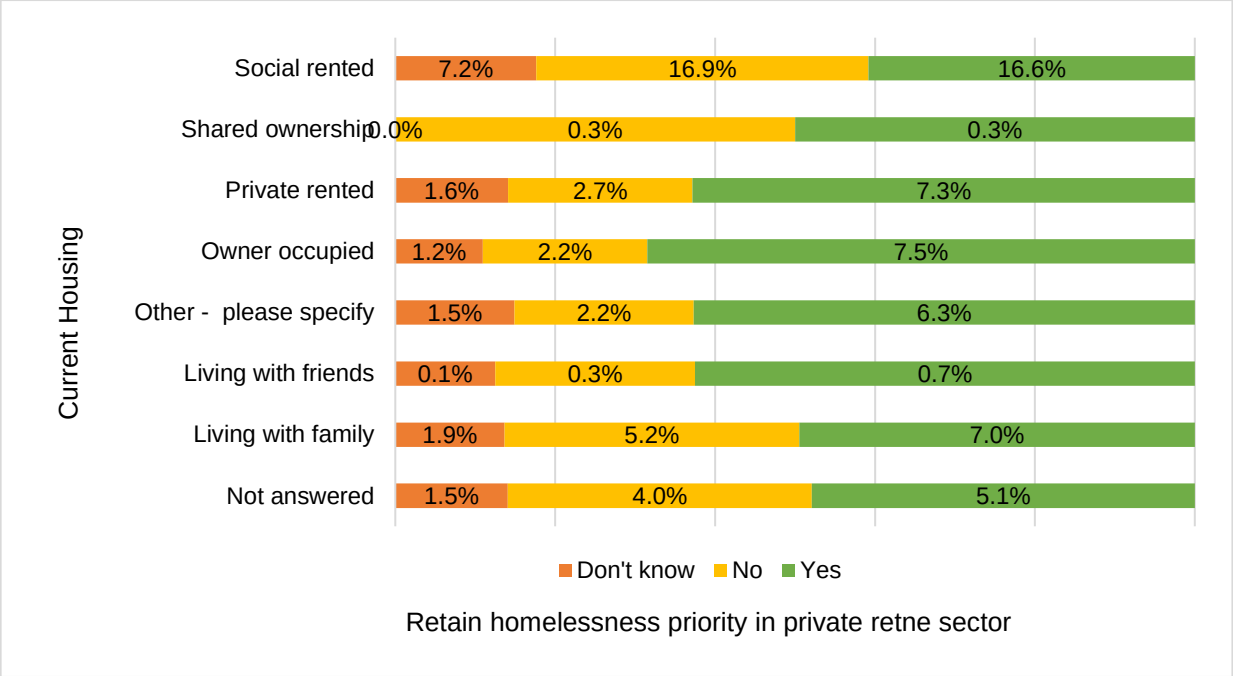


Figure 11: **Retain homelessness priority in PRS, by current living situation**

This proposal is designed to help reduce the need for council arranged temporary accommodation for applicants owed a main housing duty, where they are able to remain in the private rented sector for a longer period, or to take up a private rented sector tenancy as a more suitable alternative, without the loss of priority for an allocation of social housing. the scheme will be a choice for applicants to participate in this scheme, and the qualification criteria will be amended to provide an exception to ensure that applicants securing privately rented accommodation out of the area remaining in the property as a private tenant and not join another borough's housing register will still qualify on the Southwark Housing Register. Procedures for approving this will take account of new periodic tenancy legislation and/or other changes once they become law.

Recommendation 4: It is recommended that homeless applicants be allowed to retain their priority if they take a private rented sector tenancy while waiting for an allocation of social housing

2.8 Question 5: *Do you agree that applicants in Band E who will have a low priority for housing, should be prevented from bidding for an allocation of social housing?*

Survey results: Agree 38.5% - Disagree 45.5% - Don't know 16%

A greater proportion of respondents disagree with this proposal than any other within the new Scheme. Of those disagreeing 141 are tenants, and 222 have a current

housing application. Of those respondents who agree, 85 are current social housing tenants and 145 have a current housing application.

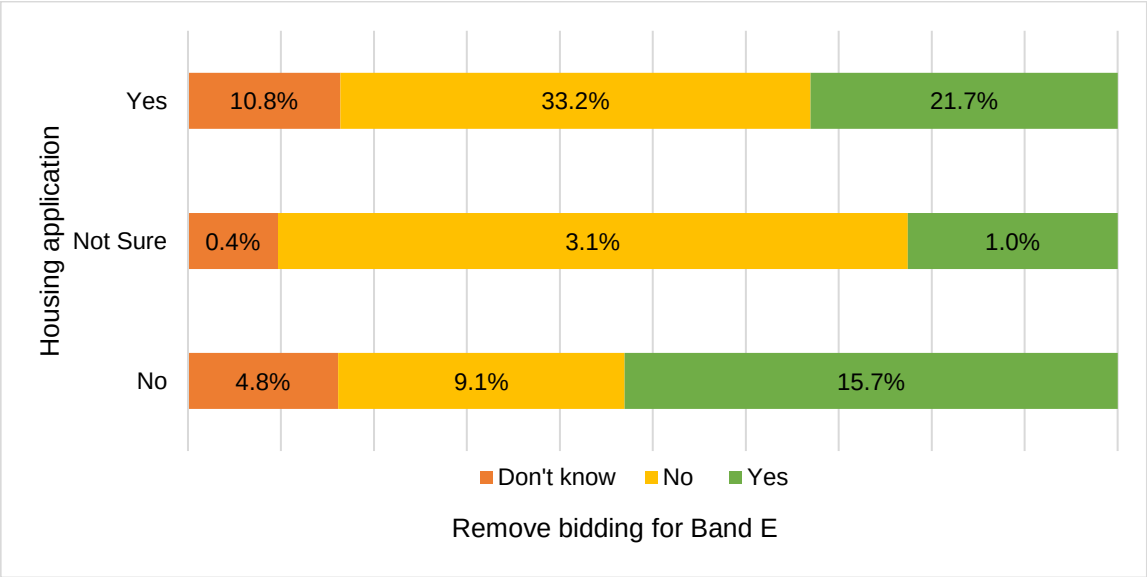


Figure 12: Band E prevented from bidding by application status

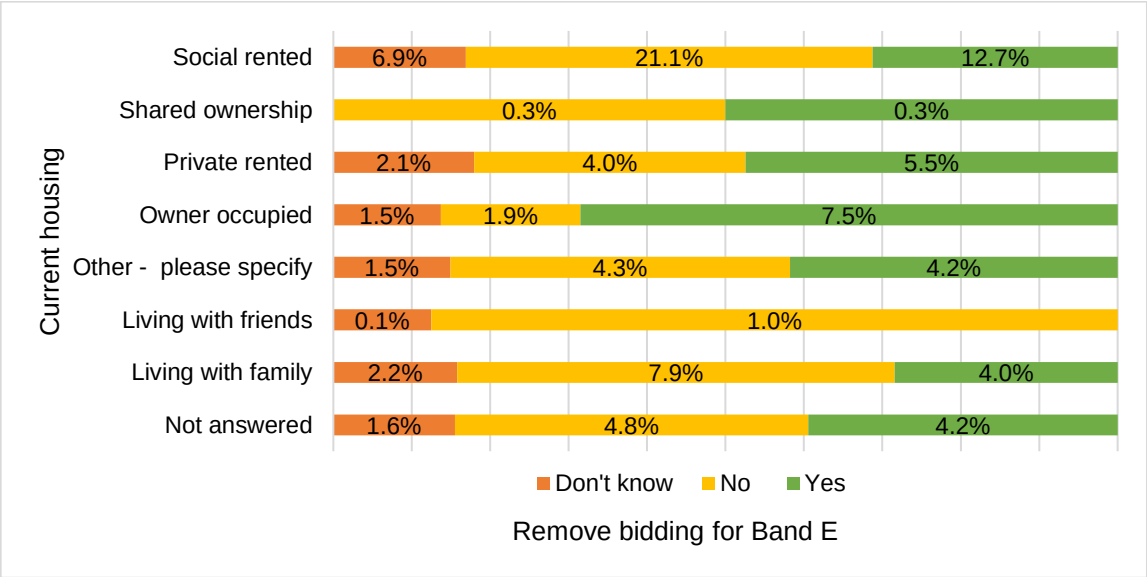


Figure 13: Remove bidding for Band E by current housing circumstances

This prevention from bidding for Band E priority applicants has been proposed in order to help manage the expectations of applicants within this band. The level of housing need within Band E will be too low to be shortlisted for an allocation of social housing, but the concerns raised are understood and this proposal will be monitored and reviewed following 12 months of operation of the new scheme.

Recommendation 5: Following this feedback, we are recommending removal of this requirement. While we anticipate that households in this band are unlikely to be rehoused through the scheme, we recognise the concerns raised and will focus on

engaging with residents so they understand the alternative options available to them, such as renting in the private sector, mutual exchange, and other realistic housing routes. This responds to the feedback received while still helping residents to have a clearer understanding of their housing prospects.

2.9 Question 6: *Do you agree that applicants who are no longer suitable to be a social housing tenant should be removed from the register for at least a 12-month period?*

Survey results: Agree 60% - Disagree 25.9% - Don't know 14.1%

Almost 399 of respondents agree with this proposal, of which 243 have a current housing application, compared with 173 who disagree, of which 131 have a current housing register application. Only those living with friends or in shared ownership had more respondents disagree than agree, but by only one respondent in each case.

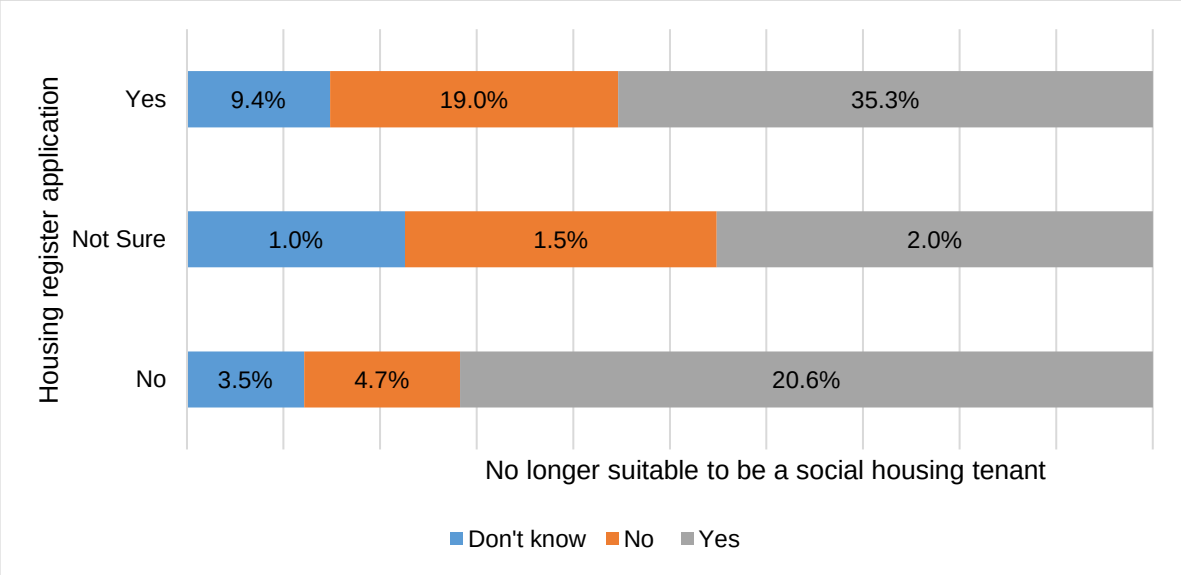


Figure 14: Suitability to be a tenant by application status

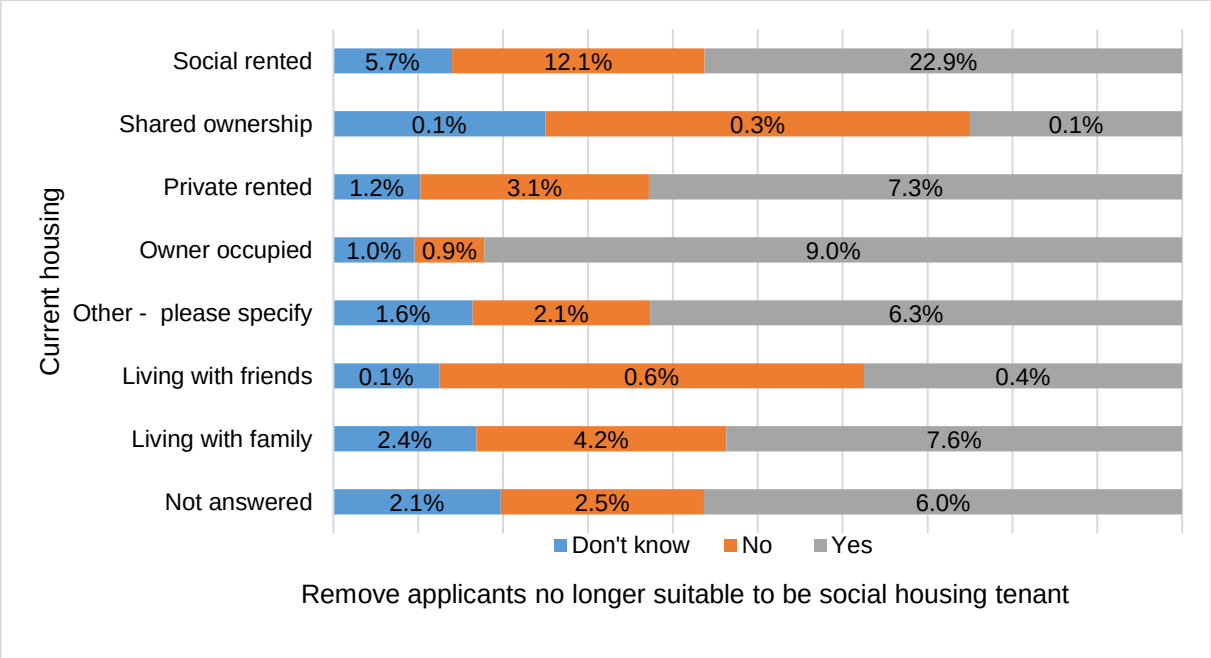


Figure 15 Unsuitability by current housing situation

There are safeguards in place within the proposed new scheme; which sets out the circumstances for removing an application from the housing register and the procedure followed in such circumstances including notification of the removal, the reason(s) for the decision, and that the application can be reinstated with the original application date within six months of the removal if they are once again eligible and qualify.

If removal is due to rent arrears the conduct of the household with regard to the arrears must be serious enough to be considered unacceptable behaviour which is also clarified within the scheme. The arrears recovery service has considerable success of supporting those in arrears to sort out benefit issues and help clear arrears, and the Scheme provides the opportunity for those in arrears to remain on the register whilst maintaining an agreed repayment schedule. As with all decisions made under the Scheme the applicant will also have the right to request a review of such decision if they believe their application has been unreasonably or incorrectly cancelled, however it is noted that any decision to remove an application from the Housing register or for an applicant to be disqualified from applying due to their conduct making them unsuitable to be a social housing tenant should be made by a suitably qualified and senior officer, and the Scheme has been amended to reflect this.

Recommendation 6: It is recommended that applicants who are no longer suitable to be a social housing tenant should be removed from the register for at least a 12-month period.

2.10 Question 7: *Do you agree that Southwark should limit the number of offers of accommodation made to each applicant?*

Survey results: Agree 54.2% - Disagree 36.2% - Don't know 9.6%

Of the 362 respondents agreeing with this proposal, 201 have an application on the housing register 149 do not. 195 of those disagreeing have a current application while 35 do not. The greatest proportion of those agreeing with the proposal are owner occupiers.

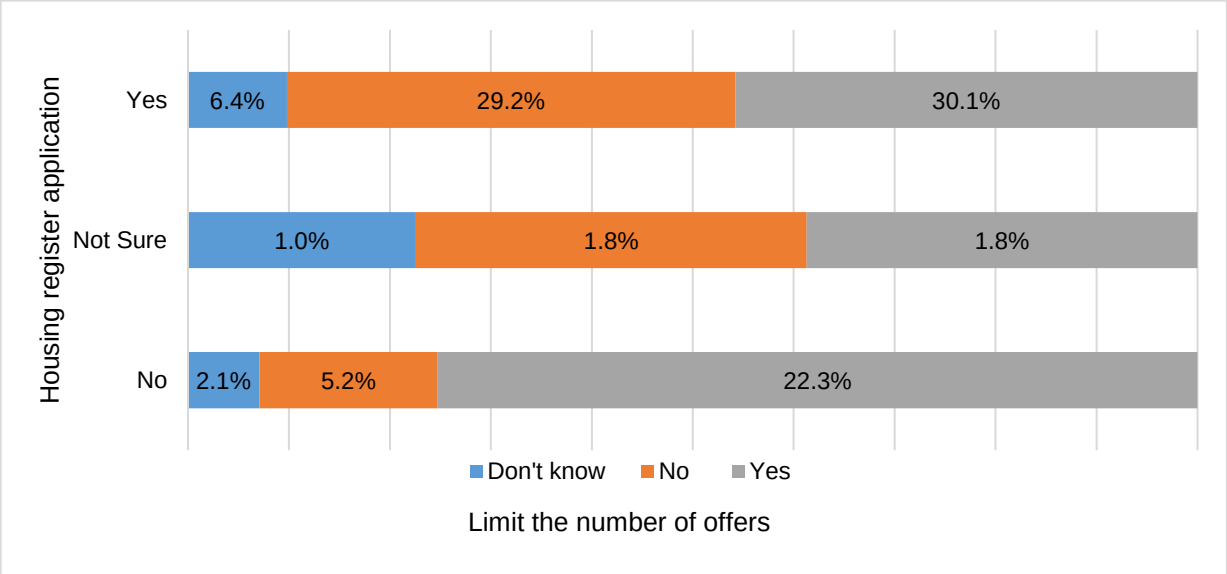


Figure 16: Limit the number of offers by applicants on register

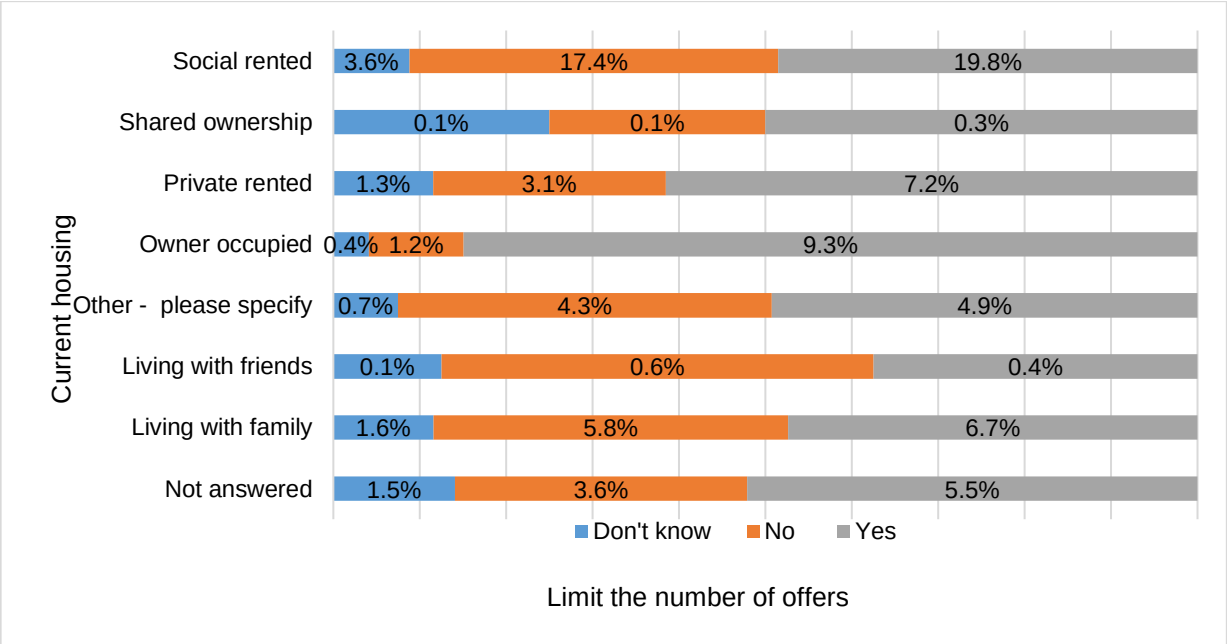


Figure 17: Limit number of offers by current housing situation

This proposal is designed to encourage applicants to accept the home that they have selected to bid on and has been offered, when the housing available to let is extremely limited. Extending this to applicants living in temporary accommodation is not being considered at this time again due to the shortage of housing generally and the need to help homeless applicants move to a more settled, suitable home.

Recommendation 7: It is recommended that the number of offers of accommodation made to each applicant is limited to two offers

2.11 Question 8: ***Do you think applicants who refuse 3 (three) suitable offers of accommodation (or the number agreed following this consultation) should be removed from the register or suspended for a 12-month period?***

Survey outcome: **Agreed 12 months suspension 41%– Agreed 12 months removal 26% - Not sure – 17% - Other 16%**

Of those responding to this proposal, 273, of which 208 had current applications on the register, selected 'suspended for a 12-month period', and 171, of which 88 have current register applications, selected applicants should be 'removed from the register for 12-months.' The greatest proportion of those choosing suspension of the known current housing situation categories are living with friends, followed by those living in social rented housing, while those living in owner occupied homes mainly selected removal from the register for 12 months.

The 16% of respondents who selected 'other' made a range of suggestions. 29 said applicants should not be suspended, 38 said applicants should be suspended for a shorter period, between 3 and six months and 14 said applicants should be suspended permanently.

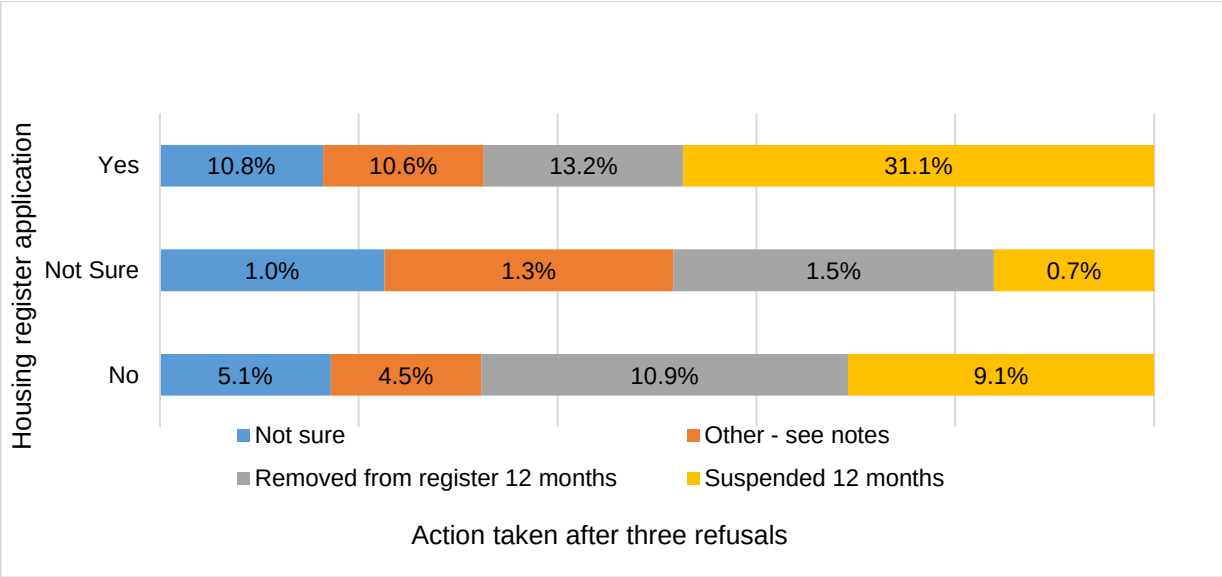


Figure 18: Action taken after three refusals, by application on register

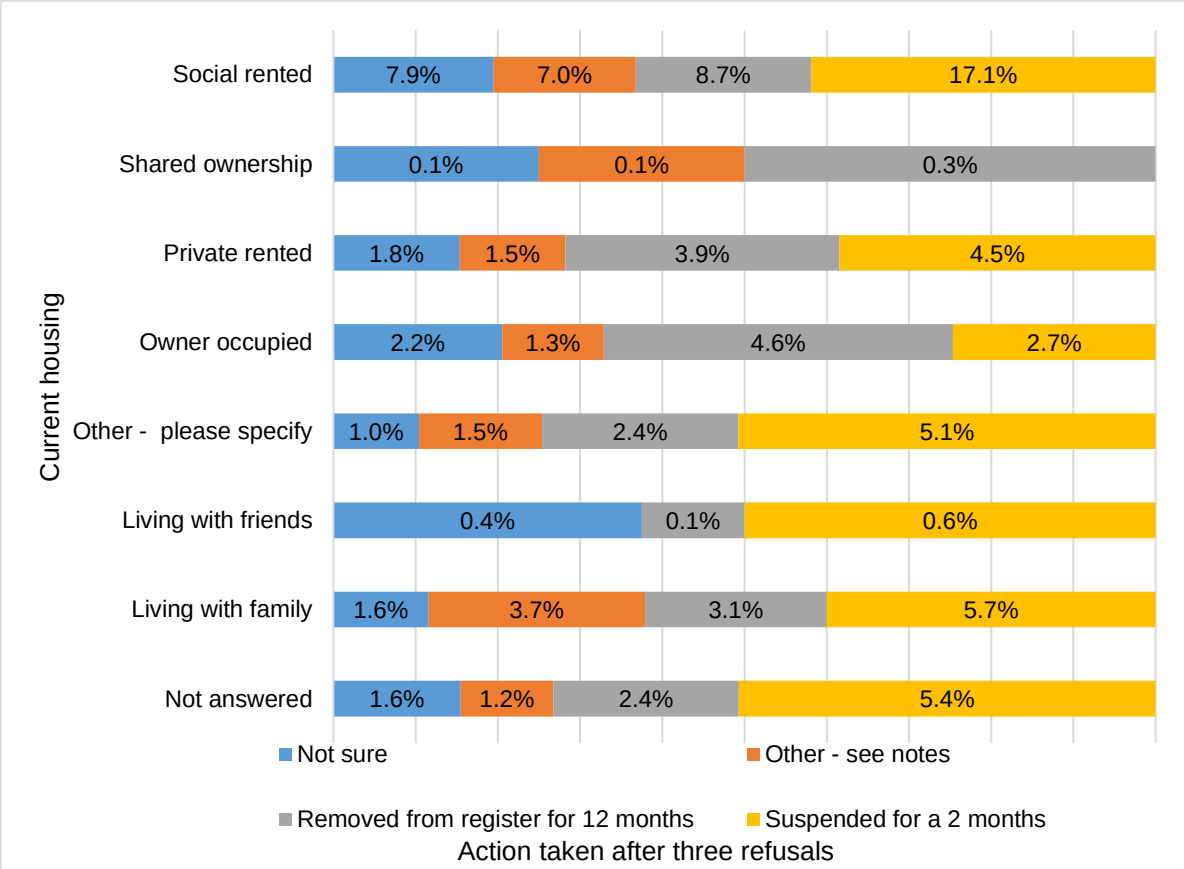


Figure 19: Action taken after three refusals, by current housing situation

Removing applicants who refuse three suitable offers from the register for a 12-month period results in all of their waiting time within a band being lost and when able to reply, starting from the bottom of the band. Suspending for a 12-month period does

still result in a loss of waiting time, but only 12 months loss. Housing is in incredibly supply and if an applicant bids for, but rejects three homes without an acceptable reason, having viewed them, it may be unfair on other applicants for the applicant to continue to have the same level of priority with not consequences for refusal, however, removal from the register after, in some cases, many years of waiting, is considered to be less preferable than suspension.

Several respondents suggested that the advertised property information could be improved, such as showing floor plans and information on other charges as these may be reasons for refusing, and this will be taken into consideration with the new system development.

Recommendation 8: It is recommended that applicants who refuse three suitable offers of accommodation are suspended form the housing register for a 12 month period.

2.12 Question 9: *Do you agree that applicants should be required to confirm their housing circumstances on an annual basis to remain on the housing register?*

Survey outcome: 74% Agree - 18% Disagree – 8 % Not sure

The majority of respondents agree with this proposal, with 303 of the 494 agreeing, having a current housing register application. The greatest proportion (within their current housing situation group) of respondents who agree that an annual review should be required are owner occupiers, followed by those living with friends. The lowest proportion are those living in social rented housing.

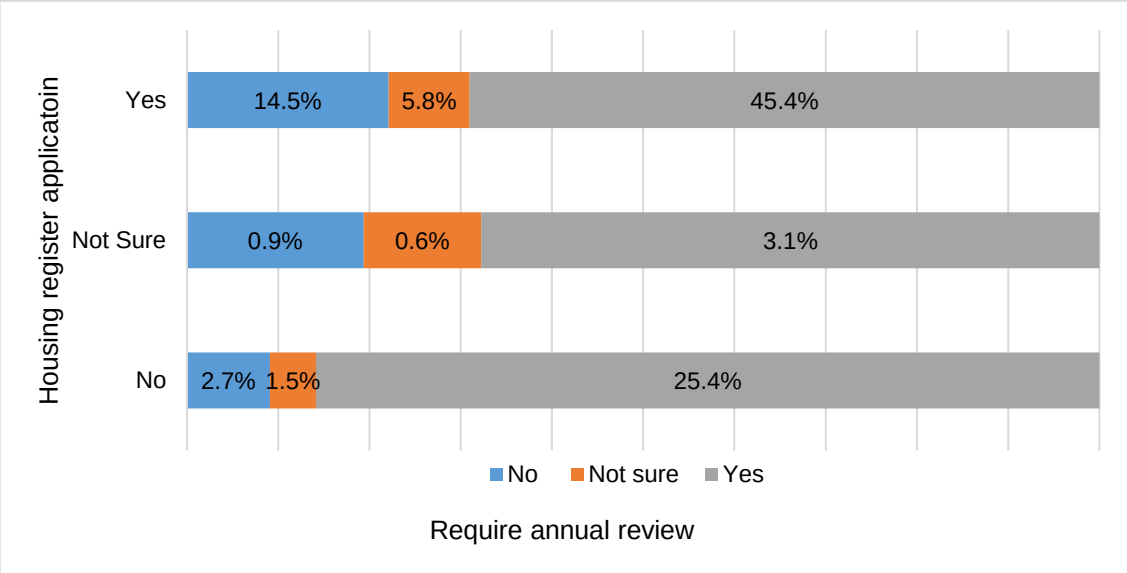


Figure 20: Annual review by application on register

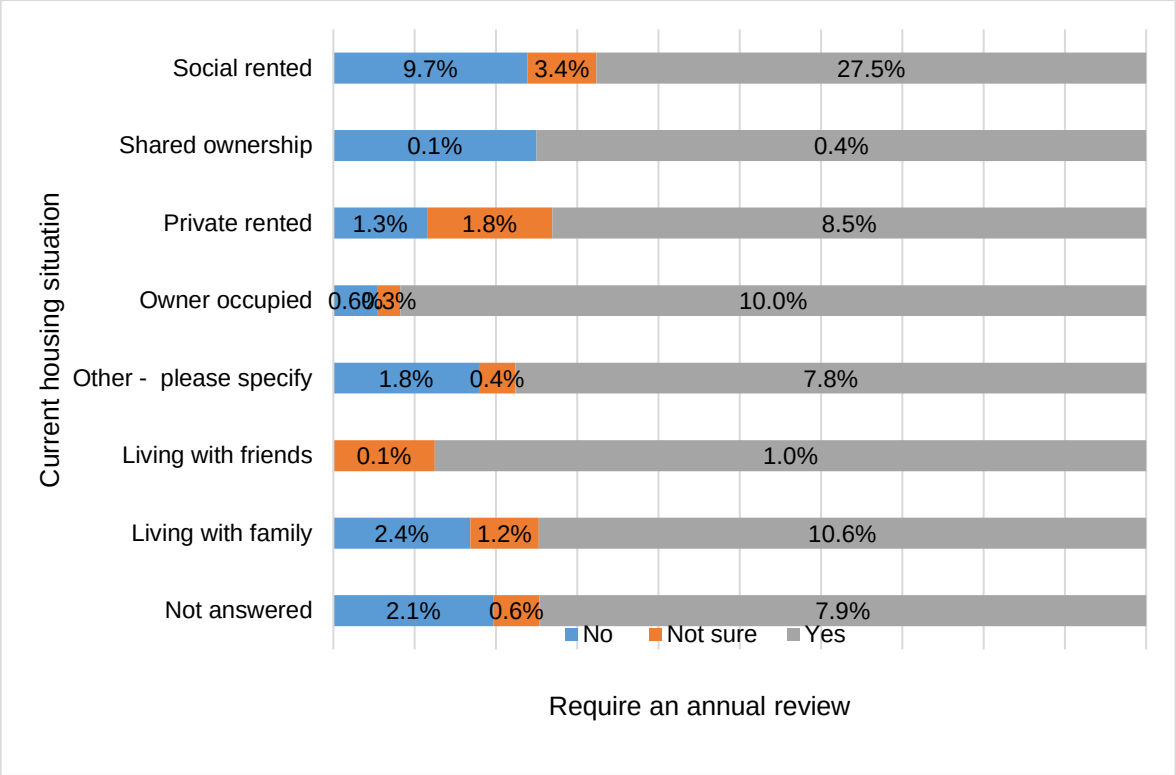


Figure 21: Annual review by current housing situation

The results for this question show that the majority of respondents with a current housing application are in favour of completing an annual review, with the largest proportion currently living in social rented housing. The provision in place to inform of a change of circumstances and the checks required immediately prior to allocation are not sufficient to replace an annual review. An annual review is standard practice, and the process need not be onerous.

Recommendation 9: It is recommended that that applicants are required to complete an annual review form to keep their application on the housing register, and support is provided to those

2.13 Question 10: *Do you agree that applicants should be removed from the register if they do not place any bids for a suitable advertised property during a 12-month period?*

Survey Outcome: **56.3% Agree – 34.3% Disagree - 9.4% don't know**

Almost two thirds, 242, of those agreeing with this proposal have a current housing register application with 197 either disagreeing or not certain. With the exception of shared ownership, survey respondents in all housing situations included a greater proportion of those who agree, than those who disagree, or are not certain. The greatest proportion (within each housing situation group) of those agreeing are

currently living with family or friends, or in the PRS (Fig.30) and the lowest proportion agreeing are those currently living in social rented housing, who also include the highest proportion disagreeing.

The greatest proportion of those who are uncertain are two of the four respondents living in shared ownership homes, these are closely followed by respondents in social rented housing with 19 respondents uncertain.

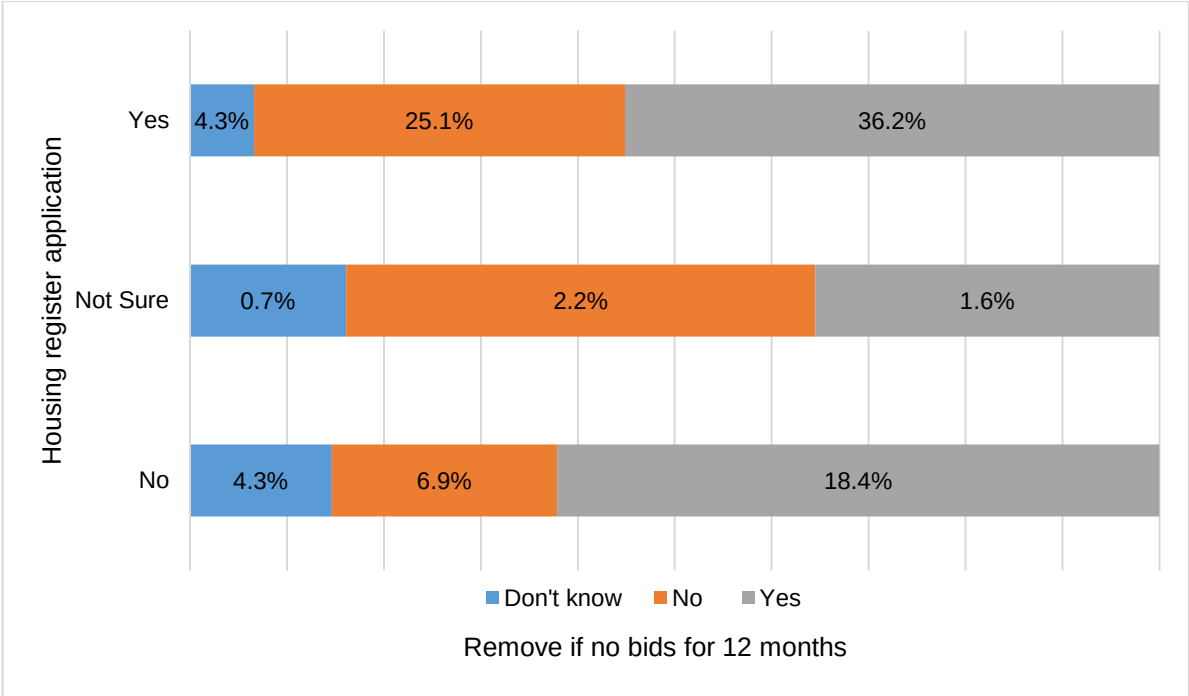


Figure 22: Removal if not bidding by application status

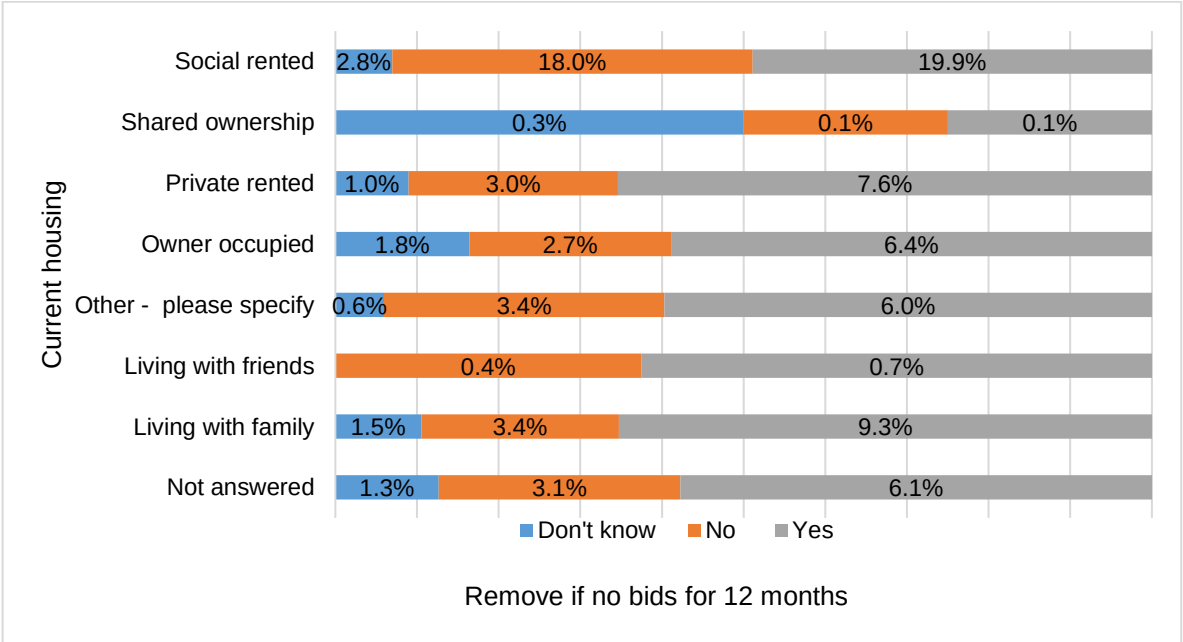


Figure 23: Remove from register if no bids by housing situation

The proposal is not designed as a punishment for those how don't bid, but a way to help manage the scarce housing resources. Applicants who do not bid when properties that meet their needs are advertised within a 12-month period will be contacted to explain why they are being removed and given the opportunity to request that the decision is reviewed. The concerns regarding some applicants needing support to bid is understood, and this will be addressed as part of the transformation and redesign of the service, for example in opening Bournemouth Road to assist applicants. Applicants will be offered support where it is known that such support is required and encouraged to request this support.

Recommendation 10: It is recommended that that applicants are removed from the register, following appropriate investigation as to the reasons why no bids have been made, if they do not place any bids for a suitable advertised property during a 12-month period

2.13 Other proposed changes raised by respondents where no specific survey question was asked

Overcrowding

Housing Action Southwark and Lambeth feedback

A significant number of the email responses received were substantially identical submissions linked to Housing Action Southwark and Lambeth (HASL), reflecting the views of individual members. The feedback covered all of the consultation questions and raised wider concerns about areas including overcrowding, bedroom sharing, Local Lettings Plans, Annual Lettings Plans and the priority given to homeless households.

The Council has considered these responses alongside the online survey results, workshop feedback and wider stakeholder engagement. Where the feedback identified the need for greater clarity, changes have been made to the final draft scheme, including clearer wording on statutory overcrowding, the treatment of Band E applicants and how Annual Lettings Plans may be used. Other points raised by HASL are addressed in the relevant sections below, with the reasons for the proposed approach set out against each issue.

Is a serious issue affecting many households in the borough and elsewhere, therefore the Council is not proposing stricter criteria for overcrowding in the highest priority Band. The addition of 'three bedrooms or more' was to simplify overcrowding priority with a more general definition. As the housing action group correctly state,

our general definition does not explain statutory overcrowding in all circumstances, as on occasion some properties have rooms of a size that is small enough to result in statutory overcrowding while lacking just two bedrooms, for example. We have amended the final draft scheme document to clarify that statutory overcrowding includes reference to the definition in Part X of the Housing Act 1985.

We are not proposing to remove the 'deliberate act' clause however, as it is important to ensure that applicants are prevented from deliberately overcrowding themselves for the purpose of being given overcrowding priority. This deliberate act is a rare occurrence which is fully and fairly investigated when it does occur, but the safeguard this clause provides is nonetheless important.

For applicants in shared accommodation, there is provision within the Scheme to prioritise all overcrowded households to an appropriate level in accordance with the Scheme. Those sharing facilities with other households are not automatically overcrowded, and property conditions are managed through licencing and enforcement, so no additional policy is required.

Number of bedrooms

The proposed scheme includes a move away from Local Housing Allowance bedroom criteria and adopts Section 4.8 of The Allocation of Accommodation Code of Guidance which states:

'*The Secretary of State takes the view that the bedroom standard is an appropriate measure of overcrowding for allocation purposes and recommends that all housing authorities should adopt this as a minimum. The bedroom standard allocates a separate bedroom to each:*

- *married or cohabiting couple*
- *adult aged 21 years or more*
- *pair of adolescents aged 10-20 years of the same sex*
- *pair of children aged under 10 years regardless of sex'*

The Council recognise this is can be a very important and impactful policy area, but we no longer have the number of social rented homes becoming available to let each year to meet the standard set out in the current scheme, and a change needs to be made. There are many applicants waiting for a considerable time for a property that allows for additional bedrooms for each household members of 16 years or over, other than couples, and we are not able to meet this demand.

This bedroom standard is used by many Boroughs with similar challenges. Where a household member reaches the age of 18 years they are entitled to apply for an allocation of accommodation as a single person, and there are safeguards in place within the scheme to protect vulnerable people, for example those who do not have the capacity to manage living alone, and each case is assessed on its individual circumstances.

Recommendation 11: It is recommended that the definition of Overcrowding within Band A is reworded to include the Housing Act 1985, Part X definition

Annual Lettings Plan

Southwark Law Centre and the Housing Action Group are opposed to the proposal to us an annual lettings plan as a component of the Housing Allocations Scheme. The provision of an Annual Lettings Plan (ALP) within the Scheme is not new, or unusual. There is provision within the current scheme, as there is with a large proportion of English Council's Housing Allocations Schemes as the use of such plans helps to balance allocations made according to dynamic local need and circumstances, often allowing for more responsiveness than the main scheme Banding system. The Scheme document sets out the provision for operating an Annual Lettings Plan alongside the main scheme, as part of the scheme, to act as an additional set of circumstances which will be considered, or rules which will be applied. We understand the comments regarding the clarity of what the plan will include, however such a plan will be subject to a need impact assessment and review of allocations made before any decision on what an ALP will include. Such decisions will be made by Members, following appropriate consultation.

The concerns voiced by the action group appear to be conflating the issues of not advertising on choice-based lettings and making direct lets, and the provision of an ALP. This follows the legal challenge from members of the action group during 2024, objecting to the number of direct lettings made by the Council for a period, thereby reducing the number of advertised homes. The current scheme does have provision for direct lets however the proposed Scheme aims to set out the policy and procedure for direct lets more clearly.

The ALP and direct lets policies are separate, though at ties will be used in conjunction. Any quota's imposed by an ALP will not automatically result in properties being direct lets, unless specifically stated. Most properties will still be let through the CBL system, with matching criteria included in the advertisement.

Recommendation 12: It is recommended that no change is made to the proposed provision within the Scheme for an Annual Lettings Plan

Local Lettings Plans

Southwark Law Centre and the housing action group are opposed to the proposal to use an local lettings plans as a component of the Housing Allocations Scheme. Local Lettings plans are good practice, widely used and the power to use this is provided through the Housing Act 1996 A, (6) (b) allowing the Council to allocate particular housing accommodation to persons of a particular description, including where these persons do not fall within a reasonable preference, provided that, overall, the Council is able to demonstrate according reasonable preference to those that do fall within a reasonable preference group. Allocations will be strictly monitored to ensure that the Council is compliant with this regulatory requirement.

Each new build scheme will be considered for a Local Lettings plan and where it is approved for a particular description of persons, such as social housing tenants, the properties will be advertised as such. It is useful to understand that for each social housing tenant moving to a new build home, their vacated social rented home will normally also become available to let through the housing register.

Recommendation 13: It is recommended that no change is made to the proposed provision within the Scheme for Local Lettings Plans

3.5 Homelessness

Southwark Law Centre and the Housing Action Group consider the new Banding system effectively demotes homeless applicants with the removal of priority stars and the inclusion of applicants in ‘insecure’ accommodation within the same Band. The aim of the proposed changes impacting homeless applicants are designed to help prevent homelessness wherever possible, by giving the same priority to those who are in temporary accommodation with the Main Duty owed, to those in often greater insecurity of tenure who may otherwise need to come through the Council’s homelessness service.

Removing the priority star for homelessness allows for greater clarity of priority and aligns the level of priority to other need within the Band for applicants that are not homeless.

Greater clarity of the specific circumstances of applicants in ‘insecure’ housing in Band C has been added to the scheme document.

Recommendation 14: It is recommended that the proposals for prioritisation of homeless applicants within Band C of the new scheme are approved.

Section 3: Demographics

3.1 Age Group

Of the 668 online survey responses, 418 provided their age group and 250 (37.4%) declined to answer. Of those who answered the largest group were aged between 35-44 and the smallest, between 75-84 years.

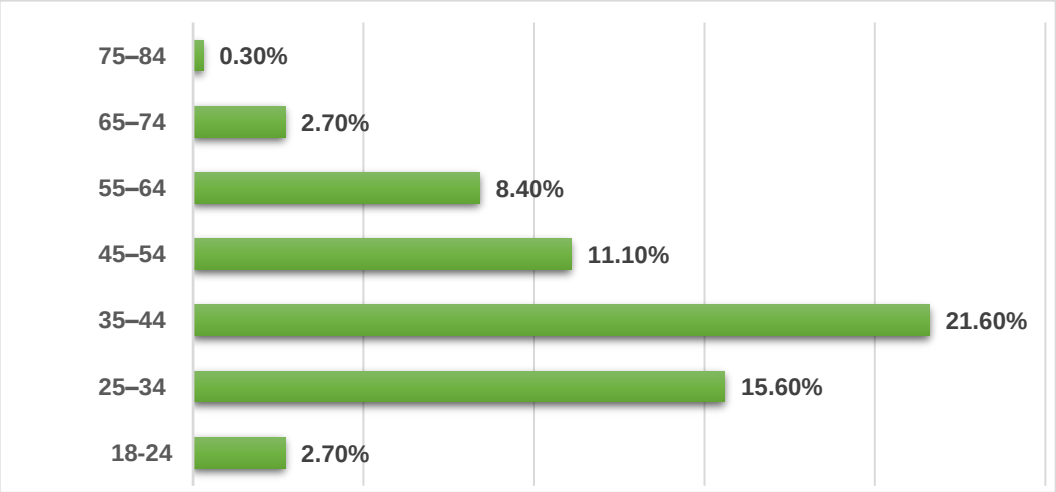


Figure 24: Age group of respondents

3.2 Current locality

Responses to the online survey were received from across the Borough, with the highest proportion from Peckham with 110 responses and the lowest from Elephant and Castle at 27 responses.

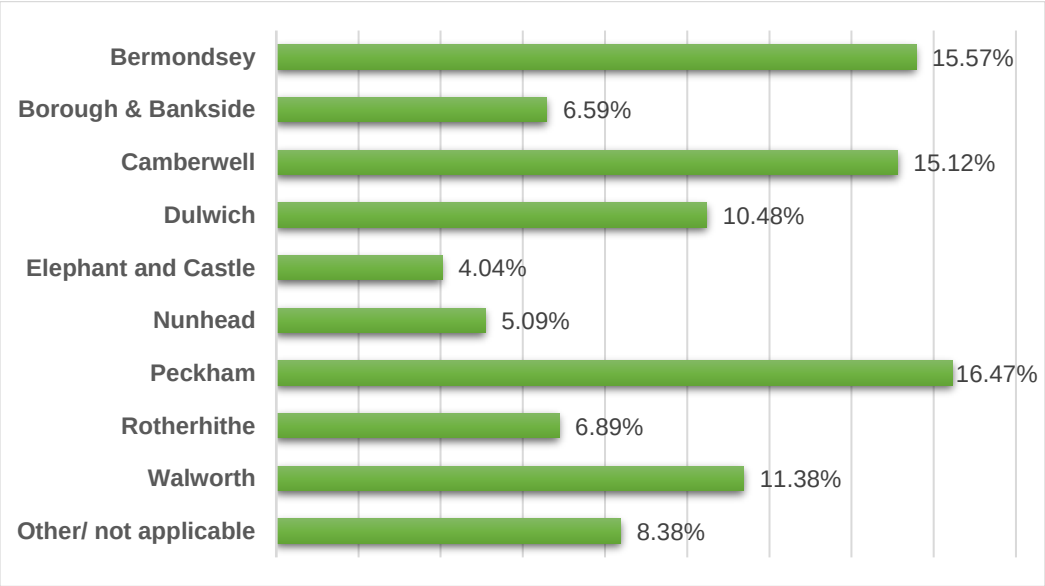


Figure 25: Current locality of respondents

3.3 Household income

281 respondents answered this question, with 159, almost a quarter, stating their household income is under £30,000 each year.

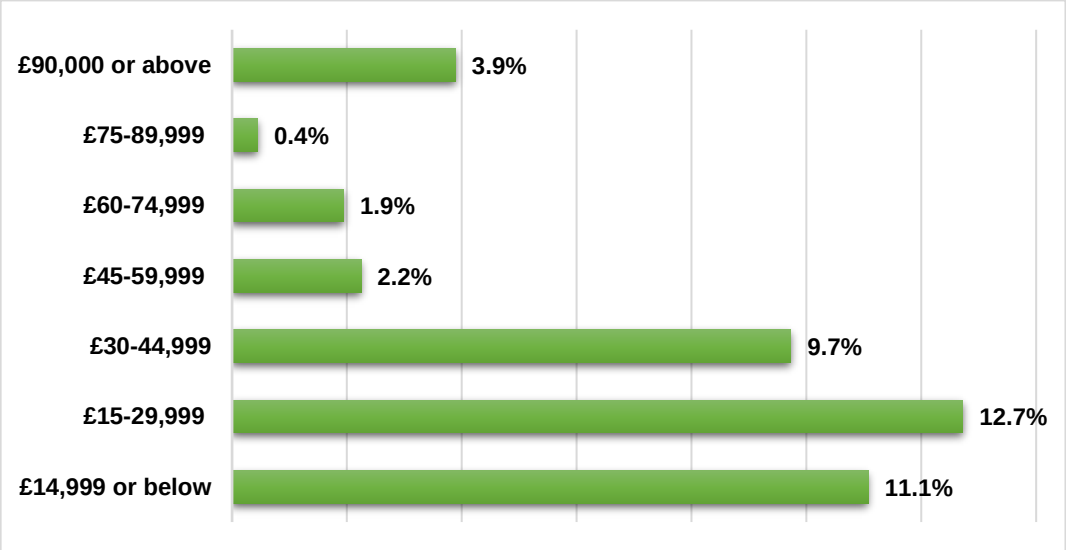


Figure 9: Household income

3.4 Ethnic background

Less than half of respondents answered this question. Of those that did, the largest ethnic group are Black British with 68 responses, followed by White British at 59 responses. There are many ethnic groups with small numbers among the response as can be seen in figure 3.

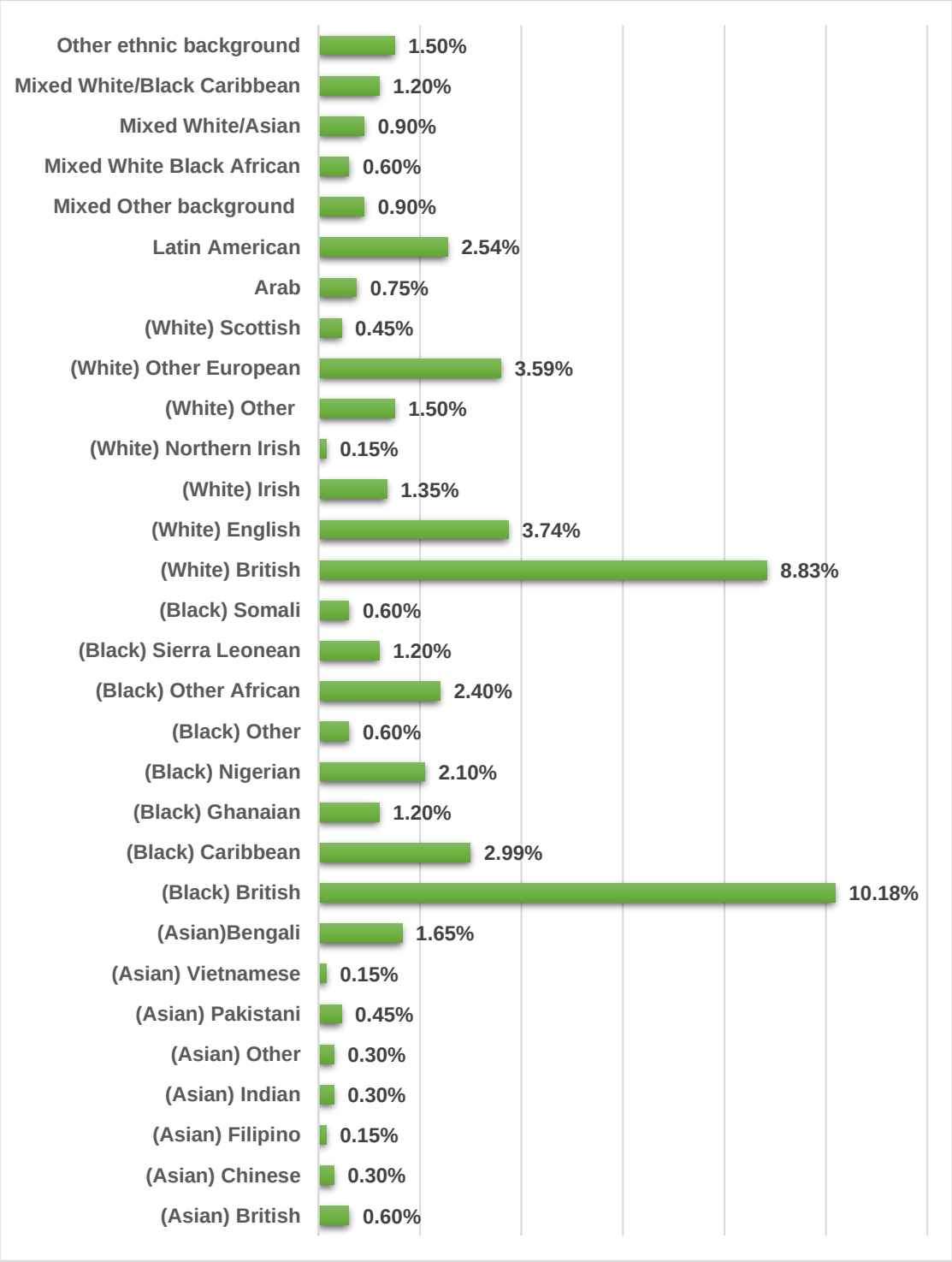


Figure 26: Ethnic background

3.5 Religion or belief

Of those responding to this question, 154 are Christian, and 75 confirmed they follow no religion. There were 48 respondents who confirmed they are Muslim and smaller numbers of responses from those of other religions including Jewish, Hindu and Buddhist.

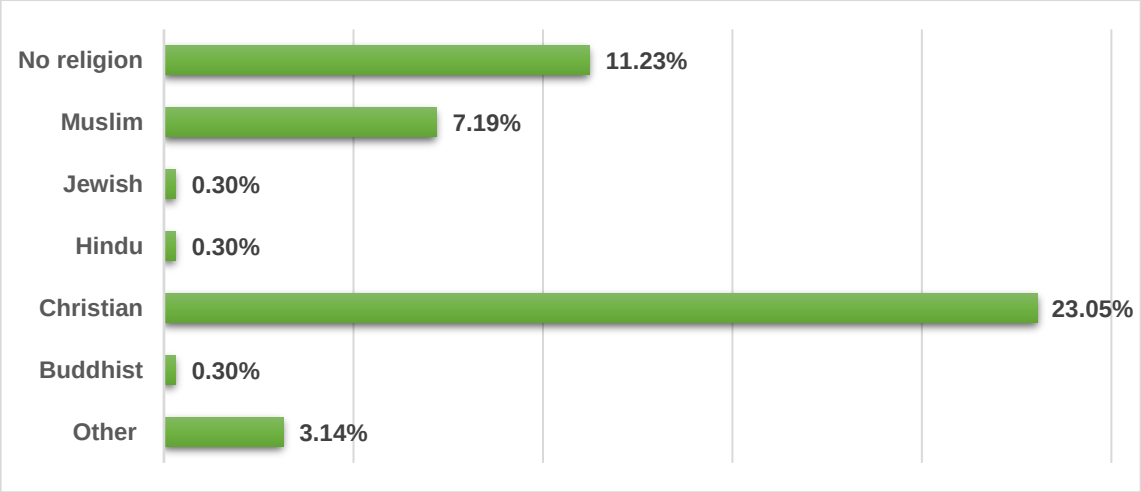


Figure 27: Religion or belief

3.6 Disability

Less than half of respondents answered the question on whether they did or did not have a disability, with 17 of those who did respond confirming that they did not wish to answer the question, and 240 stating that they do not have a disability. Of the 74 respondents who confirmed they do have a disability, 27 responded to the question asking about for information about the type of disability.

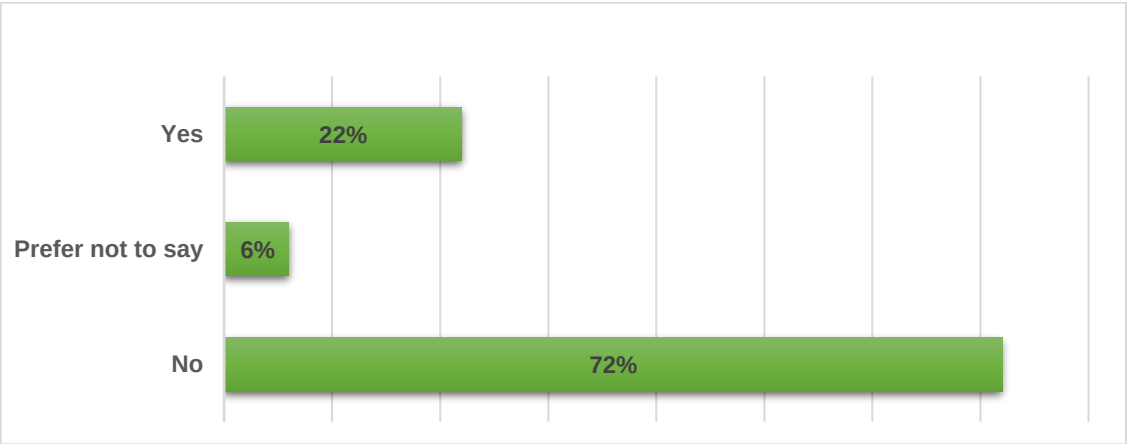


Figure 28: Confirmation of disability

As Table 1 shows, disability due to mental health issues at 30% was the most common reason for disability, followed by hearing or vision loss, and physical mobility issues both at 26% of respondents answering the question.

Stated Disability	Responses
Hearing / Vision (e.g. deaf, partially deaf or hard of hearing; blind or partial sight)	26%
Learning disability (e.g. dyslexia, dyspraxia etc.)	11%
Mental health (lasting more than a year. e.g. severe depression, schizophrenia etc.)	30%

Long-term illness or health condition (e.g. Cancer, HIV, Diabetes, Chronic Heart disease, Rheumatoid Arthritis, Chronic Asthma)	3.7%
Physical / Mobility (e.g. wheelchair user, arthritis, multiple sclerosis etc.)	26%
Prefer not to say	3.7%

Table 1: Stated disability

Management Transfer Policy

APPENDIX C

This Policy sets out Southwark Council's approach to management transfers for Council tenants. A management transfer is an urgent managed move where the Council agrees that a tenant is not safe to remain in their current home because of domestic abuse, violence, harassment, intimidation, hate crime, threats of violence likely to be carried out, or another urgent housing management reason.

Introduction

1. For housing association tenants, their landlord may have their own scheme for initiating management transfers within their housing stock, or may use the Council's housing allocations scheme to request a transfer. For households living in the private sector, the homelessness application process and/or housing allocations scheme is available to assist in re-housing.

2. This Policy does not cover moves outside of the borough. Where a move out of the borough is requested or considered to be required, a reciprocal move may be arranged with the authority for the area that the tenant wishes to move to. The Council does not have any influence over the decision made by the receiving authority.

3. This Policy does not cover managed moves due to major works required to a property that cannot be reasonably carried out with the tenant in occupation, or the property needs to be demolished, redeveloped or re-designated. Such managed moves are covered under the Council's Allocations Policy.

Strategic context

4. This Policy supports the Council's Corporate Plan commitment to provide a high quality and responsive housing service built on respect for residents. It also supports wider Council strategies and policies by helping residents move safely where there is an urgent risk.

Homelessness and Rough Sleeping Strategy

5. The overarching aim of the Homelessness and Rough Sleeping Strategy is to set out the Council's strategic approach to preventing and relieving homelessness in the borough. If a person is not safe in their home due to a risk or threat of violence they can make a homeless application. Priority need is given to various categories of applicant, including:
    - A person who is homeless as a result of that person being a victim of domestic abuse.

- A person who is vulnerable as a result of ceasing to occupy accommodation because of violence from another person or threats of violence from another person which are likely to be carried out.

6. Management transfers prevent homelessness by removing tenants from areas where they may face risk or threat of violence and by providing tenants who may have fled their home due to violence, with a permanent address.

Community Safety Strategy

7. The Community Safety Strategy outlines a number of priority areas which aim to make Southwark a safer place to live. One of the priorities is to reduce violent crime, including violence against women and girls (VAWG) and domestic abuse. While the strategy focuses on tackling the criminal aspect of violent crime, management transfers can help to reduce the risk of further violence, either to a family or an individual, therefore helping to lower the number of reported violent crimes.
   Tenancy strategy

Housing Allocations' Policy

8. The Housing Allocations Policy explains the criteria and procedures the Council uses to prioritise applicants for social housing. Under this policy, applicants who need to move under a management transfer will be given a direct allocation with a caveat that only one suitable offer will be made for these households.

Anti-Social Behaviour Policy

9. The Anti-Social Behaviour Policy outlines the approach the Council takes to tackle conduct that has caused, or is likely to cause, harassment, alarm or distress to a person. Management transfers may be required where a tenant needs to move due to domestic abuse, violence, harassment, intimidation, or threats of violence likely to be carried out due to serious anti-social behaviour and crime, including hate crime.

Vulnerable Adults' Housing Policy

10. Vulnerable people can be disproportionately affected by crime and anti-social behaviour. Criminals are known to target and exploit vulnerable people who may be unable to protect themselves from harm. The Vulnerable Adults' Housing Policy explains how vulnerable adults, who use the Housing Service, are identified; can gain access to services; how the service will adapt to their needs; the safeguards which are in place to protect vulnerable adults; and, how Housing Services staff will signpost and refer vulnerable adults to other organisations when they require additional support.

Safeguarding Policy

11. The Safeguarding Policy sets out the procedures that will be followed when there are concerns or allegations of abuse or neglect towards a child or adult at risk.

Applying for a Management transfer

12. If a resident believes they need to move urgently because they are not safe in their home, they should contact their Resident Officer as the first step. The Resident Officer will listen to the resident's concerns, consider the information available, and assess whether a management transfer request may be appropriate. Residents will not be expected to decide for themselves whether they qualify, and management transfer requests will not be open for residents to freely self-initiate without this initial assessment.

13. Where the Resident Officer considers that the case may meet the criteria for a management transfer, the resident will be asked to complete the relevant form, with support from the Resident Officer where needed. Access to the form will be managed by the Council, for example through a private link or assisted submission, so that requests are made in the right way and include the information needed to make a proper assessment.

14. This approach helps the Council manage expectations, reduce referrals that are not suitable for a management transfer, and improve the quality of the information submitted. It also means residents can be assured that the Council will engage with each case individually, consider the circumstances carefully, and make sure the right support or housing option is explored.

15. The Resident Officer will continue to engage with the resident throughout the process, explain what information or evidence is required, and help the resident identify and gather supporting information from relevant agencies, such as Social Services, a disability service, elderly care service, the Police, a domestic abuse service, or a hospital consultant. Where police evidence is relied upon, the Council will normally request confirmation from an officer of an appropriate seniority. Where this is not reasonably available within the required timeframe, the Council may accept evidence from an alternative appropriate source or from another police officer, where it is satisfied that the evidence is credible and sufficient. In some cases, the Resident Officer may need to apply for a police disclosure.

16. Once the Resident Officer has assessed the issue and the request is progressed, the Council will write to the resident within 5 working days setting out the evidence or additional information that is needed to support the application. If the resident has difficulty obtaining evidence, they should tell their Resident Officer as soon as possible so the Council can consider further support, flexibility, or alternative evidence where appropriate. If the resident does not provide the evidence or information reasonably required by the

Council within an agreed timeframe, and there is no agreed reason for the delay, the request will normally be closed. Where a resident is unable to provide the required evidence within this timeframe because of vulnerability, safeguarding concerns, or delays outside their control, the Council may extend the deadline where it is reasonable to do so.

How a management transfer decision is made

17. Once an application for a management transfer has been submitted and the evidence has been verified by the disclosure or appropriate agency, the case will be considered through the Council's single Management Transfer process for urgent rehousing cases.

18. A panel of senior officers, including the relevant Senior Resident Manager and Housing Needs Manager, will consider the application, assess the urgency and priority of the case, discuss the available options, and make a recommendation.

19. The management transfer decision itself must be taken by an individual officer who is authorised to do so under the Council's internal scheme of delegation. In making the decision, the authorised officer will consider the full implications of the transfer, ensuring that the applicant's needs and safety are taken into account.

20. The single Management Transfer process is intended to give residents confidence that urgent rehousing cases are considered fairly, consistently and with senior oversight. It helps the Council prioritise households facing the greatest risk and take the right action to support resident safety and progress urgent moves as quickly as possible. While supporting evidence from agencies will be considered as part of the management transfer application process, the final decision on whether to approve the management transfer rests with the Council.

21. All management transfer decisions will be confirmed to the resident in writing. This includes decisions to approve or refuse a request. Where a request is refused, the letter will explain the reasons for the decision in clear language, including how the resident's circumstances and evidence were considered. Written decision letters help residents understand the outcome, provide a clear record of the Council's decision, and support transparency, fairness and consistency.

22. The panel will make every effort to resolve the situation without having to move the applicant. Where appropriate and in agreement with the applicant, the Council may consider legal remedies, such as Exclusion Orders, Possession Proceedings and other available powers to deal with domestic abuse, hate crime and anti-social behaviour. In considering any legal

remedies, the Council will take account of the applicant's safety and any safeguarding concerns, and will not require an applicant to remain in occupation where it is not safe or reasonable to do so. If a management transfer is the only option, the transfer will be authorised by an appropriately delegated officer in line with the Council's internal scheme of delegation.

23. Where a management transfer request is refused, the resident may request an internal review of the decision in writing within 21 working days of the decision letter. The review will be carried out by a manager who has had no previous involvement in the case and who is authorised under the Council's internal scheme of delegation. The Council will confirm the outcome of the review in writing, including clear reasons for the review decision.

Access to Temporary Accommodation

24. If a resident is at high risk and it is not safe for them to remain in their home, they may also have the right to make a homelessness application. This policy does not take away or limit that right. Where the Council accepts a duty under homelessness legislation, temporary accommodation may be provided in line with the Council's statutory duties. The management transfer process can continue alongside the homelessness application so the Council can consider both routes, coordinate support between Housing Needs, Landlord Services and Allocations or Lettings, and seek to reduce the time the resident spends in temporary accommodation wherever possible.

Safety and Support

25. Throughout the management transfer process Landlord Services will work with the relevant agencies to help ensure the safety of the victim.

26. Management transfers are part of a multi-agency response to residents at risk of violence, harassment and intimidation. As well as using management transfers as one form of housing option, tenants will have their wider needs assessed and be provided with all necessary support and/or referred to specialist support services as required. For example, high risk victims and survivors of domestic abuse will be referred to the Multi-Agency Risk Assessment Conference (MARAC) and specialist domestic abuse services. Where a child or an adult with care and support needs is at risk of harm due to violence, harassment, intimidation, or threats of violence likely to be carried out, a child and/or adult, a safeguarding referral will be made in accordance with the Council's Safeguarding Policy.

Obtaining a management transfer

27. Applicants will be notified in writing whether or not a management transfer has been agreed. If an applicant does not already have an active and verified housing register application, they will be asked to complete and submit one. Once a management transfer has been agreed, the Council will seek to match

the resident to suitable accommodation as quickly as possible, taking account of the urgency of risk, the household's assessed bedroom need, the availability of suitable accommodation and any relevant safety or support needs. The main purpose of a management transfer is to reduce risk and help the resident move to safer accommodation. It is not intended to secure a larger home unless there is a clear assessed need.

28. For the purposes of this Policy, "suitable accommodation" will be assessed in accordance with the Council's relevant statutory duties and applicable statutory guidance. In assessing suitability, the Council will consider factors including (where relevant) the size and type of accommodation, affordability, location and proximity to support networks and essential services, medical and disability-related needs (including any adaptations), risk and safeguarding considerations, and any other factors relevant to the household's safety and wellbeing.

29. The Council will normally aim to make a like-for-like offer. This means the resident will usually be offered accommodation that meets the same assessed bedroom need as their current home or housing application. A larger property will only be considered where there is an assessed medical need, a safeguarding requirement, or where homelessness suitability rules apply because the household is being assisted through that route. This helps make sure management transfers are used fairly for their main purpose: reducing risk and supporting a safe move.

30. While a management transfer is being progressed, residents can continue to bid through Southwark Homesearch within their assessed band, as determined under the full Housing Allocations Scheme. If the resident was already on the housing register for another rehousing reason, such as overcrowding, they can continue to bid within that assessed band unless the Council reassesses the application and determines that their circumstances or housing needs have changed. At the same time, the Council may also identify suitable accommodation through the management transfer process where this is lawful, appropriate and needed to address the risk.

31. The Council will normally only make one offer of suitable accommodation, including where the resident has bid successfully through Southwark Homesearch. This is to help meet the resident's urgent housing need as quickly as possible.

32. If applicants are vacating a larger property for a smaller one, they may benefit from the Downsizing scheme.

33. In accordance with section 79 of the Domestic Abuse Act 2021, where the Council grants a new tenancy to a victim of domestic abuse who has or had a

secure lifetime tenancy, the tenancy offered will also be a secure lifetime tenancy; as specified in the Council's Tenancy Policy.

34. If an applicant has fled the property they are still responsible for the tenancy, including upkeep and payment of rent up until the time the tenancy is legally ended. Where an applicant has accrued rent arrears, the presence of rent arrears will not be a reason to refuse a management transfer request. However, the Council will carefully consider the circumstances in which the arrears accrued and the options for arrears recovery in line with the Rent Arrears Policy.

35. Residents should not end or give up their tenancy before taking advice from the Council. Giving up a tenancy too early may affect the Council's ability to progress a management transfer and may remove the transfer route. If a resident needs to leave their home because it is not safe, they should speak to their Resident Officer or Housing Needs officer as soon as possible so that the Council can explain their options, including any homelessness application, temporary accommodation, and management transfer arrangements.

Requesting a review of suitability of an offer of accommodation.

36. If an applicant refuses a direct offer or a successful bid of accommodation, the applicant may request a review of the offer. The request may be made at the time of viewing the property or no later than two days of the viewing. If no request for a review is made, the management transfer status will end and no further offer will be made on this basis.

37. Any request for a review must be made in writing and clearly set out the reasons why an applicant disagrees with the Council's decision on the suitability of the accommodation. A form will be provided at the viewing for this purpose.

38. Formal reviews will be conducted by the reviews team within the Council's Housing Needs Service, with no previous involvement in the case, who will notify the applicant of the outcome of the review, including the reasons for their decision.

39. During this process, the Council may seek any further information it requires, including advice from medical and other specialist advisors, if necessary.

40. If, based on the evidence submitted by the applicant, the Council concludes that the applicants' reasons for refusal of the offer of suitable accommodation are not valid, the applicant will be given five further days to reconsider the offer. If the offer is still not accepted, the offer of accommodation will be withdrawn and the management transfer status will end.

Complaints

41. If an applicant is not satisfied with the service they have received regarding the way the Housing Service has dealt with their management transfer application, the Council's Corporate Complaints Procedure can be followed. Complaints leaflets are also available from the Council's website.

42. The Housing Ombudsman can be contacted if further advice and support is needed on making a complaint to the Council.

Data Protection

43. The Data Protection Act 2018 and the UK GDPR regulate the processing of information relating to individuals, which includes the obtaining, holding, using or disclosing of such information.

44. The Council needs to collect and use certain types of information about its service users in order to carry out its everyday business and to fulfil its objectives and its statutory functions.

Equality and Diversity

45. The Council is committed to welcoming and valuing diversity, promoting equality of opportunity and tackling unlawful discrimination in accordance with the Equality Act 2010. The Council, in delivering this policy, will have regard to the Public Sector Equality Duty and ensure that no individual is discriminated against based on their sex, sexual orientation, marital status, pregnancy and maternity, gender reassignment, race, religion, belief, disability or age.

46. The Public Sector Equality Duty is a duty on the Council and that responsibility cannot be delegated to a contractor/service provider and is a continuing duty.

47. A Customer Access Review has been undertaken to assess the impact this policy will have on affected persons with protected characteristics. The review concluded there were no known circumstances of a negative equality impact.

Policy Review

48. This Policy will be reviewed every year, or sooner, in the event of major legislative or operational changes.

APPENDIX D

Appendix D – Detailed Schedule of Changes to the Housing Allocations Scheme

This appendix provides a comprehensive, schedule of changes between the Southwark Housing Allocations Scheme 2013 (old policy) and the Housing Allocations Scheme 2026 (new policy).

Policy area	Old policy (2013 scheme)	Change made	New policy (26 scheme)	Rationale
Overall structure	Four priority bands (Bands 1–4). Additional priority awarded through stars and Good Tenant awards.	Replace four band structure and remove priority stars.	Five priority bands (Bands A–E). No priority stars or non housing related awards.	Simplifies the scheme, improves transparency, and ensures prioritisation is based on housing need only, reducing risk of legal challenge.
Introduction of Band E	Lowest priority applicants placed in Band 4 and could bid.	Creation of a new lowest band with no bidding rights.	Band E introduced for households with low or no housing need, including transfer applicants without reasonable preference.	Manages expectations, reduces false hope, and improves system efficiency by focusing bidding on applicants with realistic prospects.
Reasonable preference for homelessness	Homeless applicants without a main homelessness	Clear separation of homelessness duties across bands.	Homeless households owed the main duty placed in Band C.	Ensures compliance with Part 6 Housing Act 1996 by giving

Policy area	Old policy (2013 scheme)	Change made	New policy (26 scheme)	Rationale
	duty were not clearly distinguished.		Homeless households not owed a duty placed in Band D.	reasonable preference while differentiating levels of need.
Removal of priority stars	Priority stars awarded for working, volunteering, or being a “good tenant”.	All stars removed.	No additional priority based on employment, volunteering, or tenancy conduct (outside housing need).	Aligns with statutory guidance, reduces complexity, and avoids indirect discrimination.
Local connection – working in borough	Working in Southwark was an automatic qualification route.	Remove employment based local connection (with statutory exceptions).	Working in the borough no longer provides automatic qualification, except where required by Right to Move guidance.	Reflects severe housing scarcity, focuses access on housing need, and aligns with consultation feedback and legal advice.
Care leavers	Care leavers generally placed in Band 2.	Increased priority for care leavers.	Southwark care leavers given Band A priority, subject to defined criteria and time limited application of priority.	Supports corporate parenting duties and addresses poor outcomes for care leavers.
Housing First	No explicit reference.	Explicit prioritisation introduced.	Applicants accepted onto Southwark’s Housing First programme	Supports homelessness prevention and move-on from rough sleeping

Policy area	Old policy (2013 scheme)	Change made	New policy (26 scheme)	Rationale
			placed in Band A.	in line with national policy.
Armed forces	No explicit Band B priority identified in the change schedule.	Clarify priority for eligible armed forces applicants.	Eligible armed forces applicants placed in Band A.	Recognises the statutory requirement to give additional preference to qualifying armed forces applicants while maintaining a proportionate banding structure.
Overcrowding – assessment method	Overcrowding assessed using LHA bedroom criteria and complex definitions.	Simplified and clarified overcrowding framework.	Overcrowding assessed using statutory overcrowding and the bedroom standard, with clear thresholds for Bands A–C.	Improves clarity, consistency, and legal robustness, and reduces disputes.
Overcrowding – deliberate act	Priority could be reduced if overcrowding caused by a “deliberate act”.	Deliberate act test removed.	No reference to deliberate act in overcrowding assessments.	Reduces evidential burden and risk of challenge, and reflects difficulty of proving intent.
Bedroom sharing rules	Same sex siblings expected to share until age 15.	Ceiling age increased.	Same sex siblings may share until age 20.	Aligns with London practice, improves consistency, and reflects modern

Policy area	Old policy (2013 scheme)	Change made	New policy (26 scheme)	Rationale
				household norms.
Under occupation	Bids were limited to assessed bedroom need, with little flexibility.	Introduced greater flexibility for downsizing households to widen bidding options.	Introduced greater flexibility for downsizing households to widen bidding options.	Increases move options, supports downsizing, and helps release larger homes for households in greater need.
Direct lettings	Used, but criteria less clearly articulated.	Clarified and formalised.	Direct lettings permitted in defined circumstances, with senior officer approval.	Improves transparency and auditability of non CBL allocations.
Auto bidding	No explicit provision.	New operational tool introduced.	Auto bidding may be used for specified applicant groups to support timely allocations.	Supports vulnerable applicants and reduces delays where bidding barriers exist.
Management transfers	Emergency and management transfers partially embedded in the scheme.	Remove from main scheme and create separate policy.	Standalone Management Transfer Policy approved alongside the scheme.	Provides clearer governance, faster responses to risk, and avoids competition with general applicants.
Accessible housing	Limited system-wide visibility of	Creation of an Accessible Housing Register.	Improved coding and identification of adapted and	Improves matching, reduces legal

Policy area	Old policy (2013 scheme)	Change made	New policy (26 scheme)	Rationale
	adapted homes.		adaptable homes at advertising stage.	risk, and supports disabled applicants.
Annual reviews of applications	No routine annual review requirement.	Introduce rolling annual review.	Applicants must confirm circumstances annually to remain on the register.	Improves data accuracy, reduces failed offers, and supports fair prioritisation.
Refusals of offers	Refusals could lead to band demotion.	Change consequence of refusals.	Three suitable refusals within 12 months leads to suspension from the register for 12 months, not band demotion.	Clearer, fairer, and easier for applicants to understand.
Temporary accommodation move on	Limited explicit linkage.	Strengthen alignment with homelessness strategy.	Scheme prioritises move on from temporary accommodation through banding and lettings plans.	Supports reduction in TA use and aligns with national homelessness objectives.
Local and Annual Lettings Plans	Used, but perceived as opaque.	Strengthen transparency and reporting.	Continued use of LLPs and ALPs, with clearer explanation and annual reporting.	Maintains flexibility while addressing consultation concerns about transparency.
Consultation and review cycle	No defined review timetable.	Introduce formal review commitment.	Scheme to be reviewed after 12 months of operation and	Ensures learning, responsiveness,

Policy area	Old policy (2013 scheme)	Change made	New policy (26 scheme)	Rationale
			reported to the Lead Member.	and ongoing compliance.

Summary

Taken together, these changes provide a clearer, fairer and more transparent framework for deciding how scarce social housing is allocated in Southwark. The revised scheme supports consistent and evidence-based decision-making, strengthens legal compliance, and reflects consultation feedback, operational experience and the Council's wider duties on homelessness, equalities and housing delivery. The changes also make the scheme easier to understand by explaining how priority is assessed, why certain households are placed in different bands, and how limited social housing can be targeted towards those with the greatest assessed housing need. This approach is intended to improve accountability, manage expectations and build confidence in how allocation decisions are made.

APPENDIX E

Southwark Housing Allocations Scheme 2026

Equality Impact and Needs Analysis

April 2026

Guidance notes

Things to remember:

Under the Public Sector Equality Duty (PSED) public authorities are required to have due regard to the aims of the general equality duty when making decisions and when setting policies. Understanding the affect of the council's policies and practices on people with different protected characteristics is an important part of complying with the general equality duty. Under the PSED the council must ensure that:

- Decision-makers are aware of the general equality duty's requirements.
- The general equality duty is complied with before and at the time a particular policy is under consideration and when a decision is taken.
- They consciously consider the need to do the things set out in the aims of the general equality duty as an integral part of the decision-making process.
- They have sufficient information to understand the effects of the policy, or the way a function is carried out, on the aims set out in the general equality duty.
- They review policies or decisions, for example, if the make-up of service users changes, as the general equality duty is a continuing duty.
- They take responsibility for complying with the general equality duty in relation to all their relevant functions. Responsibility cannot be delegated to external organisations that are carrying out public functions on their behalf.
- They consciously consider the need to do the things set out in the aims of the general equality duty not only when a policy is developed and decided upon, but when it is being implemented.

Best practice guidance from the Equality and Human Rights Commission recommends that public bodies:

- Consider all the protected characteristics and all aims of the general equality duty (apart from in relation to marriage and civil partnership, where only the discrimination aim applies).
- Use equality analysis to inform policy as it develops to avoid unnecessary additional activity.
- Focus on the understanding the effects of a policy on equality and any actions needed as a result, not the production of a document.
- Consider how the time and effort involved should relate to the importance of the policy to equality.
- Think about steps to advance equality and good relations as well as eliminate discrimination.
- Use good evidence. Where it isn't available, take steps to gather it (where practical and proportionate).
- Use insights from engagement with employees, service users and others can help provide evidence for equality analysis.

Equality analysis should be referenced in community impact statements in Council reports. Community impact statements are a corporate requirement in all reports to the following meetings: the cabinet, individual decision makers, scrutiny, regulatory committees and community councils. Community impact statements enable decision makers to identify more easily how a decision might affect different communities in Southwark and to consider any implications for equality and diversity.

The public will be able to view and scrutinise any equality analysis undertaken. Equality analysis should therefore be written in a clear and transparent way using plain English. Equality analysis may be published under the council's publishing of equality information or be present with divisional/departmental/service business plans. These will be placed on the website for public view under the council's Publications Scheme.

Equality analysis should be reviewed after a sensible period of time to see if business needs have changed and/or if the effects that were expected have occurred. If not then you will need to consider amending your policy accordingly. This does not mean repeating the equality analysis, but using the

experience gained through implementation to check the findings and to make any necessary adjustments.

Engagement with the community is recommended as part of the development of equality analysis. The council's Community Engagement Division and critical friend, the Forum for Equality and Human Rights in Southwark can assist with this (see section below on community engagement and www.southwarkadvice.org.uk).

Whilst the equality analysis is being considered, Southwark Council recommends considering implications arising from socio-economic disadvantage, as socio-economic inequalities have a strong influence on the environment we live and work in. As a major provider of services to Southwark residents, the council has a policy commitment to reduce socio-economic inequalities, and this is reflected in its values and aims. For this reason, the council recommends considering impacts/needs arising from socio-economic disadvantage in all equality analyses, not forgetting to include identified potential mitigating actions. **The Council has adopted the Socio-Economic Duty as part of its overall equality, diversity and inclusion policy commitments in the Southwark Equality Framework.** This requires us to ensure we do not make any conditions worse for those experiencing socio-economic disadvantage through our policies and practices.

Section 1: Equality impact and needs analysis details

Proposed policy to which this equality analysis relates	Housing Allocations Scheme 2026

Equality analysis author		Ricky Bellot, Housing Choice and Supply Manager			
Strategic Director:		Hakeem Osinaike, Strategic Director of Housing			
Department		Housing Services	**Division**	Housing Strategy and Business Support	
Period analysis undertaken		December 2024 – May 2026			
Date of review (if applicable)		August 2027			
Sign-off	Candida Thompson	**Position**	Director of Housing Needs and Support	**Date**	

Section 2: Brief description of policy/decision/business plan

1.1 Brief description of policy

The new proposed Southwark Housing Allocations Scheme 2026 (the Scheme) setting out the priorities used and procedure to be followed in allocating social housing within the borough as required under section 166 of the Housing Act 1996.

The supporting code of guidance, Allocation of Accommodation: Guidance for local authorities, (the Code) updated in 2024, explains how councils can manage their housing registers and tailor their allocation priorities to meet local needs and local circumstances, while ensuring the statutory requirement of giving reasonable preference and additional preference to certain groups mandated by the Secretary of state, is met.

The reasonable preference groups are:

- Homeless people as defined in Part 7 of the Housing Act 1996.
- People occupying insanitary or overcrowded housing. The Code recommends the use of the bedroom standard as a minimum measure of overcrowding.
- People who need to move on medical or welfare grounds, including relating to a disability, a care leaver or someone leaving a drug or alcohol recovery programme, and for those who could not be expected to find their own accommodation, such as those with learning disabilities.
- People who need to move to avoid hardship to themselves or to others for example to access specialist medical treatment or to provide care for a relative.

Local authorities can also give additional preference to other particular groups of people who have a reasonable preference if they have a need to move urgently, for example because:

- of a life-threatening illness or sudden disability
- they are severely overcrowded and this poses a serious health hazard
- they are homeless as a result of violence or threats of violence

Local authorities must also give additional preference to certain people within the armed forces communities who have a reasonable preference (see above), if they have a need to move urgently.

In addition to prioritising applicants, the Scheme must set out how we offer people the opportunity to express preferences about the accommodation to be allocated to them (section 166A), which for Southwark, like the many Councils in England is through enabling applicants to bid for a home through our Choice Based Lettings system.

In assessing the socio-economic impact of the Scheme in particular it is important to understand both prioritisation and choice in the context of the increasing level of housing need both locally and nationally, and the number of social rented homes available to allocate each year. The Council's Housing register currently has just under 23,000 households registered for an allocation of social rented housing. Each of these have been assessed against specific criteria and all have been determined as in of need of an affordable home and prioritised within one of the current Bands 1 to 4. As our data report shows, on average less than 10% of these households are allocated a home each year, which makes it essential that this very limited resource is allocated in a fair and transparent way.

The proposed revised Scheme, 2026, is designed to:

- Create an easy to understand, fair and transparent allocations system
- Offer applicants information and advice to enable them to make informed choices about their housing options
- Ensure equality of opportunity in accessing the housing register and in the allocation of properties
- Help to prevent homelessness
- Offer housing choice to applicants where possible
- Support the principles of social inclusion, community cohesion and aim to meet customer expectations

- Promote sustainable tenancies and communities by acknowledging support needs where appropriate
- Make the most effective use of local social homes

Relevant data, research and consultation

To inform this EINA and determine the potential impact of the proposed changes on those with a protected characteristic we have analysed; the housing register from December 2024 with just under 23,000 applicant households; details of the allocations made during 2023-2026; local homelessness data; JSNA and 2021 Census Data; DWP research; Adult Social Services data; and our own complaints data. All of this data was anonymised to protect individual's privacy.

Following this consultation, and the implementation of the resulting new Scheme, further analysis will be undertaken at least annually and used to identify where services need to change or improve, as well as what will be needed from an Annual Lettings Plan in order for the assessment and prioritisation of applications and social housing allocations to continue to be made fairly, and in accordance with legal requirements, while responding to any changing circumstances or demand.

Where additional data is identified this will also be used to improve our understanding of our customers, their housing needs and the impact of this Scheme.

Proposed changes

The specific proposed policy changes will ensure that the Scheme meets all current regulatory requirements and helps to address housing inequality for some groups. The proposals will not fully address all disadvantage, and in particular socio-economic disadvantage caused by the significant shortage of affordable housing for those in housing need, as only a small percentage of applicants will be allocated a social home each year.

The following changes are being proposed: (for full information please see Housing Allocations Scheme Consultation Document)

Qualification

- Financial qualification will be included, to only qualify applicants who do not have the resources to secure suitable housing in the commercial market.
- The exemption from the residency requirement of living withing the Borough for five years will now from time to time include certain prescribed key workers.
- The exemption from the residency requirement criteria for applicants with family living in the borough for more than five years will be reduced to only applicant with a parent or adult child living in the borough for more than five years.
- The exemption from the residency requirement criteria related to working in the borough is recommended to be removed, with the exception of applicants under the Right to Move legislation.

Prioritisation

- We are proposing to remove all priority stars, including those for Community and Working, as these do not provide clarity for households on their level of priority within a band, and they are not based on housing needs. There are currently 2,614 applicants with Works Stars, of which 1758 have an additional priority need, and 1,672 applicants have been awarded a community star, and 1,627 of these are also known to have an additional priority need.

Good Tenant Award

- We are proposing to remove the good tenant award as this is also not based on housing need. There is an impact on the 48 tenants with this award, but the individual impact can only be understood following a full reassessment of their application

Priority Bands

- In order to ensure we give reasonable preference and additional preference to certain applicants it has been necessary to create an additional band. The proposed Scheme replaces the current Bands 1 to 4 with Bands A to E. Band A will include applicants with the highest need and Band E, the lowest.

- Band E includes applicants with a low level of housing need and therefore the lowest priority for social housing.**Applicants in Band E will be able to bid for properties through the choice-based lettings system.**

However, due to the level of demand and the way priority is applied within the scheme, applicants in higher bands will always be considered first. This means that households in Band E are unlikely to be rehoused through the scheme. Allowing Band E applicants to bid ensures the scheme is transparent and fair, and enables residents to see what types of homes become available. The Council will also provide clear advice and support on alternative housing options, including private renting and mutual exchange.

- There may be occasions when households within this band are offered a direct let of accommodation, but as the demand for all properties within Southwark is high it is not envisaged that this will happen often.

Band demotion

- As part of this consultation, we are considering the removal of band demotion as a penalising action, for example applicants no longer meeting the qualification criteria due to their level of rent arrears or unacceptable behaviour, or who refuse three suitable property offers, will be removed from the register as non-qualifying and not demoted to the lowest Band as is currently the case.

- Management discretion to allow the applicants to remain in their position on the register with no loss of priority will remain, as will appeal rights against any such decision, and applicants can reapply when their circumstances change.

Annual Review

- An annual review of all applications will take place, which will require input from the applicant. Failure to participate in the annual review will lead to an applicant being removed from the register on the basis that their housing needs have changed and they are no longer seeking social rented housing.

Non-bidding

- The removal of applicants from the Housing Register who have not submitted a bid for accommodation in the previous 12 months, where there have been suitable properties for these applicants, is also being proposed. Management discretion to allow the applicants who have not bid to remain in their position on the register with no loss of priority will remain, as will appeal rights against any such decision.

Homeless Households

- We are considering offering maintained priority for accepted homeless households who arrange an assured shorthold tenancy in the private rented sector instead of using temporary accommodation provided by the Council as part of a Council duty for rehousing.

- Band C priority will be given to homeless households whom the council would have a duty to house, and Band D for other homeless households, with the exception of those accepted for the Housing First Scheme who will be given Band A priority.

Care leavers

- We propose that Band A is given to applicants nominated by Children's Services, as
- Southwark Care Leavers ready to move on to more independent housing.

Local lettings plans

- The use of local lettings plans will be retained and the percentage of allocations to certain groups will now be more flexible, between 1 and 100%, to respond to the size, type and location of homes being

allocated within the local lettings plan. At present 50% of all new build homes are made available to existing social housing tenants within the local area of the build and this would also change on a site-by-site basis.

Annual Lettings Plan

- We will retain the right to use an Annual Lettings Plan alongside of and in addition to the Banding prioritisation, to help address local housing needs in a responsive way, by setting proportions of allocations for specific priority needs groups, or applicants within specific bands, depending on circumstances. An Annual Lettings plan will be developed following an assessment of need and will be approved by Council Members.

Section 3: Overview of service users and key stakeholders consulted

2. Service users and stakeholders	
Key users of the department or service	C22,900 households registered on the Housing Register, their advocates and support agencies and other Southwark residents in housing need.
Key stakeholders were/are involved in this policy	Southwark Housing Association partners, Landlord Services officers, Adult and Children's Services, Community safety officers, have participated in developing this draft Scheme and will be invited and encouraged to participate in the public consultation.

Section 4: Pre-implementation equality impact and needs analysis

Protected characteristics summary (at-a-glance)

Protected characteristic	Key impact (summary)	Mitigations / actions
Age	• Under-35s (often single) in low-need bands may have limited/no access to bidding outcome (Band E). • Care leavers 18+ benefit from enhanced priority (greater access to 1-bed homes). • Older residents benefit via older persons'/supported housing routes and rightsizing opportunities.	• Monitor % of 18–34s in Band E and any increase in homelessness approaches. • Support care leavers via Children's Social Care; align with Joint Housing Protocol (2026–27). • Maintain assisted-digital support (officers/partners, auto-bidding); clear comms and review routes.
Disability	• Positive: higher priority for hazardous housing, harassment/hate incidents, and mobility/mental health needs. • Risk: digital/annual review/non-bidding requirements may disadvantage cognitive/fluctuating conditions. • Adapted homes remain scarce; longer waits likely for some physical disabilities.	• Assisted applications/bidding (including through third sector); auto-bidding and account flags to prevent removals. • Maintain/adapted homes register; Local Lettings Plans to prioritise accessible/adapted homes. • Implement Housing-Health-ASC joint protocol (2026–27); Annual Lettings Plan can target disability needs.
Gender reassignment (incl. gender identity)	• Positive: Band B priority for hate crime/severe harassment linked to gender identity. • Risk: documentation/name-marker mismatches could delay assessments. • Data on this characteristic is incomplete (privacy/disclosure).	• Staff training (LGBTQI+); handle info sensitively; reduce barriers in application/evidence processes. • Engage LGBTQ+ support organisations during consultation; seek mitigation guidance. • Explore safeguarding risk indicators to support direct offers/emergency transfers when needed.
Marriage and civil partnership	• No direct change in eligibility/priority for married/civil partnered households. • Risk: indirect discrimination if joint apps/household changes/evidence requirements applied inconsistently.	• Monitor outcomes for joint applications and separation-related changes for consistency. • Annual monitoring of register/allocations/homelessness/complaints to identify unintended impacts.
Pregnancy and maternity	• Neutral overall; priority arises via circumstances (overcrowding, medical/welfare, homelessness). • Risk: indirect disadvantage if	• Clear advice on change-of-circumstances (pregnancy/birth) and evidence needed. • Flexibility where health/caring responsibilities affect engagement; active homelessness prevention/safeguarding routes.

	evidence/timeframes/comms don't reflect pregnancy/early parenting needs. • Removal of Good Tenant Award may help where maternity leave triggers income drop/arrears risk.	• Monitor outcomes/complaints where pregnancy/maternity is disclosed to spot unintended impacts.
Race	• Residency qualification may disadvantage new arrivals (given 40% residents born outside UK/Ireland/CI). • Positive: Band B priority for racial harassment/violence; exceptions apply where appropriate. • Sibling room-sharing age change may reduce overcrowding priority for some larger families (correlates with some ethnic groups).	• Translations/interpreters offered; staff trained to translate and flag language needs. • Engage advocacy/support groups and forums (Homeless Forum/TA Working Group) for insight. • Monitor family waiting times/outcomes by protected characteristic to identify unintended impacts.
Religion and belief	• No evidence of religion/belief-specific disadvantage from the Scheme. • Data is limited (most applicants do not disclose); impacts may overlap with ethnicity/language.	• Engage with faith groups during consultation to test for any unintended impacts. • Ongoing monitoring through annual review to confirm no discrimination/unintended bias.
Sex	• Positive: additional preference supports those fleeing domestic abuse (women disproportionately affected). • Health-related priority is needs-based; no sex-specific negative impacts expected.	• Monitor outcomes by sex (applications, banding, homelessness, allocations, complaints). • Continue consistent domestic abuse/safeguarding pathways and referrals to specialist support.
Sexual orientation	• No evidenced adverse impact; disclosure data is incomplete. • Positive: Band B priority where harassment/threats of violence linked to sexual orientation; emergency transfers for tenants.	• Annual staff training (LGBTQI+ and trauma-informed care); confidentiality assurance to encourage monitoring data. • Include LGBTQI+ organisations in engagement; signpost/referral where safety concerns are raised. • Track outcomes and complaints referencing discrimination/safety concerns.

This section considers the potential impacts (positive and negative) on groups with 'protected characteristics', the equality information on which this analysis is based and any mitigating actions to be taken, including improvement actions to promote equality and tackle inequalities. An equality analysis also presents as an opportunity to improve services to meet diverse needs, promote equality, tackle inequalities and promote good community relations. It is not just about addressing negative impacts.

The columns include societal issues (discrimination, exclusion, needs etc.) and socio-economic issues (levels of poverty, employment, income). As the two aspects are heavily

interrelated it may not be practical to fill out both columns on all protected characteristics. The aim is, however, to ensure that socio-economic issues are given special consideration, as it is the council's intention to reduce socio-economic inequalities in the borough. Key is also the link between protected characteristics and socio-economic disadvantage, including experiences of multiple disadvantage.

Socio-economic disadvantage may arise from a range of factors, including:

- poverty
- health
- education
- limited social mobility
- housing
- a lack of expectations
- discrimination
- multiple disadvantage

The public sector equality duty (PSED) requires us to find out about and give due consideration to the needs of different protected characteristics in relation to the three parts of the duty:

1. Eliminating discrimination, harassment and victimisation
2. Advancing equality of opportunity, including finding out about and meeting diverse needs of our local communities, addressing disadvantage and barriers to equal access; enabling all voices to be heard in our engagement and consultation undertaken; increasing the participation of underrepresented groups
3. Fostering good community relations; promoting good relations; to be a borough where all feel welcome, included, valued, safe and respected.

The PSED is now also further reinforced in the two additional Fairer Future For All values: that we will

- Always work to make Southwark more equal and just
- Stand against all forms of discrimination and racism

Age - Where this is referred to, it refers to a person belonging to a particular age (e.g. 32 year olds) or range of ages (e.g. 18 - 30 year olds).	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential Socio-Economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
The continuation of the priority bandings based on the level of overcrowding will help to ensure no negative impact on overcrowded families with children, 0–18. **Impact of Band E (revised approach to bidding)** Following consultation feedback, the Council has amended its approach and will now permit applicants in Band E to bid for properties through the choice-based lettings system. The original proposal to restrict bidding was identified as having the potential to disproportionately impact certain groups, including younger single people and those affected by Local Housing Allowance (LHA) shared accommodation rates, who may be more likely to have lower incomes and fewer savings. These households may also be less likely to have children or meet medical or welfare thresholds for higher priority bands. The main alternative for these households is likely to be private renting, which may be limited to shared accommodation that can be: • scarce in practice • unstable, including licence arrangements and frequent moves • unsuitable for some individuals Allowing Band E applicants to bid mitigates the risk of this group being excluded from participating in the allocations process and supports a more transparent and inclusive system. Further to this, under the revised approach where Band E applicants are able to bid, the Council recognises that there remains a risk of disproportionate impact on groups overrepresented in low-need bands, including single people, some younger applicants, and those with limited digital access (often older people) who may struggle to evidence housing need. However, enabling participation in bidding reduces the likelihood of systemic exclusion and improves visibility of housing options. Risk assessment for children moved out-of-borough: how many households might take the PRS option; mitigation to	Children could potentially be negatively impacted if they moveoutside of the area into private sector housing, as a result of the disruption of changing school, moving away from support networks and other familiar facilities, although this change will be optional and will lead to the benefit of retained priority on the register. 18+ year old care leavers may also have a positive socio-economic impact from this policy as they will be prioritised for settled accommodation which will help them to take advantage of possible employment and community opportunities. Older people over 60 on the housing register have a greater opportunity for rehousing than other age groups due to the number of sheltered homes available each year compared with the level of need, and there is support for older Southwark tenants who choose to move to smaller accommodation. In addition, outside of the Scheme, there are currently a number of available extra-care homes for those with medium to high levels of care need. This is not impacted by the scheme but is advantageous to older adults. Underoccupancy in the Borough predominantly experienced by older residents can cause additional financial burden and potential isolation. The priority banding for those engaging with the Council's rightsizing scheme

reduce disruption (school continuity support, proximity, safeguarding links).

18+ year old care leavers will have a positive impact with the enhanced prioritisation and potential for a one-bedroom home rather than only being able to bid for a studio flat. Under the new scheme, the amount of 18-25s in the top band is going from under 1% to around 13% due to the care leaver change in priority.

Young single people without statutory priority need are likely to be concentrated in Bands D or E and may have limited or no access to bidding, despite high levels of youth homelessness locally.

The provision of older persons' and supported housing allows allocations to be tailored to older residents' needs rather than requiring competition through general needs housing.

Modelling of the age breakdowns in the proposed scheme indicates that the proportions of applicants over 60 years of age across the highest 2 priority bands will increase from 15.76% of all applicants to 22.87%.

Current Band

Age Range	BAND 1	BAND 2	BAND 3	BAND 4
18-25	0.06%	14.09%	47.24%	38.61%
26-35	0.49%	3.74%	52.58%	43.19%
35-59	2.81%	6.98%	51.69%	38.52%
60+	11.99%	3.77%	26.61%	57.63%
Under 18			33.33%	66.67%
Total	**3.30%**	**6.27%**	**48.01%**	**42.43%**

New Band

Age Range	BAND A	BAND B	BAND C	BAND D	BAND E
18-25	13.19%	2.28%	45.80%	0.12%	38.61%
26-35	0.98%	6.96%	48.31%	0.66%	43.10%
35-59	3.80%	14.31%	41.59%	0.77%	39.52%
60+	12.47%	10.40%	18.48%	1.05%	57.59%
Under 18			33.33%	33.33%	33.33%
Total	**5.06%**	**10.91%**	**40.37%**	**0.74%**	**42.92%**

will help residents to access more suitably sized accommodation.

Equality information on which above analysis is based	**Socio-Economic data on which above analysis is based**

ONS 2023 data
Census 2021 data
Analysis of the 18,500+ households on the housing register,
Allocations made between April 2023 and March 2024
Complaints data
Adult Social Care Data
JSNA/Census data

Mitigating and/or improvement actions to be taken

Care leavers moved up in priority will be supported by our social care teams with close monitoring of outcomes. This work to improve engagement and outcomes for Southwark's care leavers will be aligned with a revised Joint Housing Protocol to be launched between Housing Needs and Support and Children's Social Care in 2026-2027.

The support for residents with specific re-housing plans for those moving into Sheltered Housing, downsizing to smaller accommodation, and mutual exchanges is being further developed with tenants and applicants with the aim of downsizing being more attractive older persons.

There will be support offered through homelessness prevention activities, to ensure those who don't meet thresholds for higher banding are still offered support should they face housing issues that may lead to homelessness. For example, the prevention and relief duty offered through the Homelessness Reduction Act is not age restricted would provide a personalised housing plan for those owed these duties to try and alleviate their housing issues.

Although there is potential for older persons to be digitally excluded from the online application and bidding process, there are officers in place to help with this and services provided by our partner agencies across Southwark including Age UK, Citizens Advice and local support groups provide support to older people to apply and bid for accommodation. Southwark has improved its face to face offer of advice and support, as well as co-locating its housing advice provision to a number of community services and libraries. The Housing Needs and Support service will also be operating through new customer facing roles to provide support and guidance for those most marginalised and digitally excluded. For residents able to bid online, the revised scheme enables auto bidding and support services to help residents with their bidding.

There will also be steps to manage expectations of those joining the register in lower bands as well as ensuring clear comms and review routes for these groups.

Data will be monitored to see what % of applicants in Band E are 18-34 and the outcomes of these cases. We will monitor to see if there are disproportionate levels of under-35s in this band and if there are higher homeless approaches of this group following implementation.

Disability - A person has a disability if s/he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.

Please note that under the PSED due regard includes:

Giving due consideration in all relevant areas to ''the steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in

particular, steps to take account of disabled persons' disabilities.'' This also includes the need to understand and focus on different needs/impacts arising from different disabilities**.**

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
Band A includes applicants living in insanitary or hazardous accommodation, which often disproportionately affects disabled residents whose conditions are exacerbated by poor housing. Band B explicitly covers harassment and hate incidents against disabled people, including autistic people and those with learning or physical disabilities. Local Lettings Plans allow prioritisation of adapted and accessible homes for applicants with mobility or access needs. The Transfer Policy allows management moves where a tenant is unsafe due to disability-related harassment or risk, supported by evidence from social care or health professionals. There is potential for people with disabilities to be disadvantaged within the process, particularly those with mental illness. In 2021 over 42,000 Southwark residents (14%) recorded a disability. Southwark Adult Social Care provided support to 5,650 long-term service users in 2023/24 with the most common primary support reason was for older people and physical disability at 68%. The next most common reason for support was learning disability for the wider age range of 18-64 year olds. Therefore there may be a potential disproportionate impact of annual review / non-bidding removals on people with cognitive impairment, fluctuating conditions, or inpatient stays. The potential to be excluded from submitting an online application or to engage with the weekly digital bidding process is high for this group with physical and mental health problems. There is some provision in place in the way of supported housing where a resident has been assessed as suitable by Adult Social Care Services, although these services are in high demand, but single adults with a severe mental health problem may be positively impacted by this scheme within the priority categories of the new bandings. It must be recognised however, that specially adapted properties for applicants with a physical disability are in short supply in Southwark, and waiting times for this type of accommodation can be significantly higher compared to general needs accommodation.	Disability and socio-economic disadvantage are closely intertwined. About 14% of Southwark residents report a disability, with higher concentrations in more deprived areas (in parts of Old Kent Road or Nunhead up to 1 in 5 residents have a disability). Disabled people in low-income households face barriers to employment and health services – nearly half of working-age disabled adults nationally have a mental health impairment and 42% have mobility problems, limiting their incomes and access to opportunities. Socio-economic disadvantage can therefore exacerbate challenges like managing long-term conditions or affording care, while disability can itself lead to economic hardship. Southwark's housing allocation scheme ensures that accessible or adapted social homes are offered to households that include wheelchair users or others with impairments who need them.

The new Scheme will also actively promote the needs of disabled groups by being designed to ensure that applicants with Severe mobility needs and/or mental health and housing needs are prioritised for accommodation that is suitable for their needs. In addition, details of all Council properties that have been adapted, as well as those considered to be adaptable, will form an adapted homes register which will simplify the home search for applicants requiring such a home.

Modelling of the breakdowns in the proposed scheme indicates that the proportion of households identified with a disability across the 2 highest priority bands will increase from 23.06% to 32.68%.

Current Band

Disability Indicator	BAND 1	BAND 2	BAND 3	BAND 4
				100.00%
N	2.72%	6.19%	49.22%	41.88%
Y	15.10%	7.96%	23.27%	53.67%
Total	**3.30%**	**6.27%**	**48.01%**	**42.43%**

New Band

Disability Indicator	BAND A	BAND B	BAND C	BAND D	BAND E
				100.00%	
N	4.55%	10.60%	41.72%	0.76%	42.36%
Y	15.51%	17.17%	12.72%	0.21%	54.40%
Total	**5.06%**	**10.91%**	**40.37%**	**0.74%**	**42.92%**

Equality information on which above analysis is based

Socio-economic data on which above analysis is based

Southwark's JSNA Annual Report 2025
ONS 2023 data
Census 2021 data
Analysis of the 18,500+ households on the housing register,
Allocations made between April 2023 and March 2024
Primary support reason for long-term service users in 2023/24, by age group Southwark Adult Social Care Division
NHS Southwark ICB data
DWP data

Mitigating and/or improvement actions to be taken

Steps are taken both to support applicants in making their initial application and subsequently in making their bids so as to ensure they suffer no disadvantage, and third sector partners are trained to run bidding sessions etc. for this. Southwark Council's Housing Needs officers also support people with disabilities to move through a mutual exchange or downsizing to smaller accommodation.

Our new bidding system will be able to flag households where auto bidding needs to take place or where support is required to make changes to their account or a support service is involved. This will ensure that no accounts are suspended or removed unnecessarily. It will also help prevent any accounts being suspended after 3 refusals + CBL changes for those who need support to bid.

Through Southwark's Homelessness and Rough Sleeping Strategy 2025-2030, the Council will be implementing its joint housing protocol between Housing, Health and Adult Social Care in 2026-2027. This protocol will support the early identification and support required for residents to access the allocations scheme and improve the joint working arrangements to ensure residents can maintain suitable accommodation with tailored support where required.

Southwark Council, through its planning policies has developed high numbers of properties for people with physical disabilities in the Owner Occupied and Affordable Housing Sectors which provides more access to adapted homes.

The proposed Annual Lettings plan can enable the flexibility to target specific groups, following an assessment of need, which could include households with disabilities.

Gender reassignment:
- The process of transitioning from one gender to another.

Gender Identity: Gender identity is the personal sense of one's own gender. Gender identity can correlate with a person's assigned sex or can differ from it.

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
Southwark is the fifth highest ranking local authority in England for residents identifying as trans or non-binary. Within the borough 3,200 residents reporting a gender identity different from their sex registered at birth. Half of these used no specific gender identity term, the rest used 'trans woman', 'trans man' or 'nonbinary'. Despite having a relatively high proportion of the population with gender identities that differed from sex assigned at birth, the numbers are likely to be underestimates as many residents declined to answer the question. Transgender residents may be particularly at risk of housing crisis and homelessness arising from transphobic reaction by family, neighbours and members of the local community. The Scheme will have a positive impact in such a situation through according reasonable preference and additional preference thereby giving a Band B priority to applications from those who are a victim of a hate crime, and/or severe harassment due to this protected characteristic. There may be barriers experienced by trans applicants from documentation requests that are not in their current name or show a previous gender marker. This could result in some delays to assessments.	There are no identified issues from the proposed Scheme which are considered could disadvantage residents with this protected characteristic on socio-economic grounds, However, it is important to note that research has shown 25% of trans people have experienced homelessness in the UK.
Equality information on which above analysis is based.	**Socio-economic data on which above analysis is based**

ONS 2023 data
Census 2021 data
Analysis of the 18,500+ households on the housing register,
Allocations made between April 2023 and March 2024
Complaints data
Stonewall – Resources – Facts & Figures

Mitigating and/or improvement actions to be taken

It is acknowledged that data on this protected characteristic is incomplete and while ongoing efforts will be made to encourage such information being given at the point of application, we must also ensure our applicants privacy. Officers will be encouraged to ensure an assurance of privacy is explained to customers to encourage completion of sensitive information.

As part of our annual training plans, theService will undertake training on this topic as well as others within the LGBTQI+ space. This will be for all staff in the Housing Needs service, and we have made sure that LGBTQ+ support organisations are part of the engagement plan for this consultation so that we have a much greater understanding of any potential impact and will seek guidance on how we can mitigate this. Staff will be encouraged to handle information sensitively and actively work to reduce barriers faced by this group when making an application.

We will explore safeguarding risk indicators when required on an account to ensure direct offers and emergency transfers are considered appropriately.

Marriage and civil partnership – In England and Wales marriage is no longer restricted to a union between a man and a woman but now includes a marriage between a same-sex couples. Same-sex couples can also have their relationships legally recognised as 'civil partnerships'. Civil partners must not be treated less favourably than married couples and must be treated the same as married couples on a wide range of legal matters. **(Only to be considered in respect to the need to eliminate discrimination.)**

Potential impacts (positive and negative) of proposed policy/decision/business plan	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
The Scheme treats married and civil partnered households on the same basis as other households, with no reduction in eligibility or priority. Potential risk of indirect discrimination could arise if processes around joint applications, household composition changes (including separation), or evidence requirements (for example, proof of relationship status where relevant to household make-up) are applied inconsistently. The Scheme's rules and associated procedures should be applied consistently to avoid any differential treatment between married and civil partnered applicants.	Marriage/civil partnership status is not, in itself, expected to drive distinct socio-economic impacts from the Scheme. Any impacts are more likely to arise via related factors such as household size, income, rent arrears or relationship breakdown, which are addressed through the Scheme's needs-based banding and the wider housing advice/support offer. However, some applicants may experience socio-economic disadvantage linked to relationship circumstances (for example, separation leading to a sudden reduction in

This equality information is collected by the service; however, there is a low level of customers sharing this information when completing the housing application. There are no identified issues from the proposed changes which could discriminate or disadvantage married couples or those in civil partnerships.	household income, increased costs from running two households, or a change in rent liability). Where this results in arrears or homelessness risk, applicants may require advice and support and may access priority through the homelessness duties or welfare/medical grounds rather than through marital/civil partnership status.
Equality information on which above analysis is based **Socio-economic data on which above analysis is based**	
ONS 2023 data Census 2021 data Analysis of the 18,500+ households on the housing register, Allocations made between April 2023 and March 2024 Complaints Data	
Mitigating or improvement actions to be taken	
There is no evidence of potential inequality as a result of the new Scheme for applicants identified as having this characteristic, and this will be monitored at least annually to ensure there are no unintended consequences from the introduction of the new Scheme. Data that will be reviewed includes register/allocations data, homelessness approach data as well as complaints/enquiry information. In addition, the service will monitor (where data is available) outcomes for joint applications and cases where household composition changes following separation, to ensure that administrative processes (for example requests for evidence and changes to applications) are applied consistently and do not result in differential treatment between married and civil partnered applicants.	

Pregnancy and maternity - Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth, and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
The Scheme does not apply direct priority on the basis of pregnancy or maternity alone; each application will be assessed on the applicant's circumstances and housing need. There may be cases where pregnancy impacts the households priority, for example the overcrowding threshold, medial/welfare considerations, homelessness. For example a pregnant person who is on maternity leave may see a drop in their income and find themselves in rent arrears. The removal of the	There are socio-economic impacts relating to pregnancy and maternity arising from the lack of suitable housing, but the impact from this proposed Scheme update is neutral. Pregnancy and maternity can be associated with reduced household income (for example during maternity leave), increased essential costs, and a

<table>
<tr><td>good tenant award will positively impact situations such as this.

Pregnancy and maternity can, however, be associated with changes in housing need and increased risk of housing instability. There may be cases where pregnancy impacts priority through:
overcrowding and bedroom entitlement once a baby is born (and where relevant, where a child is expected imminently);
medical or welfare needs linked to pregnancy, birth recovery or caring for a newborn;
homelessness duties and suitability of accommodation (including temporary accommodation) where a household includes a pregnant person or a newborn.
There is a potential risk of indirect disadvantage if evidence requirements, review timeframes or communication methods do not take account of pregnancy-related health needs and appointment/care demands. Consistent application of the Scheme and reasonable flexibility in how information is provided will help reduce this risk.

For example, a pregnant person who is on maternity leave may see a drop in their income and find themselves in rent arrears. The removal of the good tenant award will positively impact situations such as this.</td><td>higher risk of rent arrears or overcrowding. Where these factors contribute to homelessness risk, the Council’s homelessness prevention and relief work and advice/support offer are key mitigations alongside allocations prioritisation.</td></tr>
<tr><td>Equality information on which above analysis is based</td><td>Socio-economic data on which above analysis is based</td></tr>
<tr><td colspan="2">ONS 2023 data
Census 2021 data
Analysis of the 18,500+ households on the housing register,
Allocations made between April 2023 and March 2024
Complaints data</td></tr>
<tr><td colspan="2">Mitigating and/or improvement actions to be taken</td></tr>
<tr><td colspan="2">There is no evidence of potential inequality as a result of the new Scheme for applicants identified as having this characteristic, and this will be monitored at least annually to ensure there are no unintended consequences from the introduction of the new Scheme.
To help ensure the Scheme is implemented fairly for households where pregnancy or a recent birth is relevant to housing need, the service will:
provide clear advice on how to notify the Council of a change in circumstances (including expected or actual birth) and what evidence is required;
apply appropriate flexibility where pregnancy-related health needs or caring responsibilities affect appointment attendance, response times or ability to engage digitally;
ensure homelessness prevention advice and safeguarding pathways are actively offered where there is a risk of homelessness, domestic abuse, or unsuitable accommodation for a pregnant person/newborn;
monitor, where data is available, outcomes and any complaints/enquiries from applicants who disclose pregnancy/maternity-related circumstances, to identify and address any unintended impacts.</td></tr>
</table>

Race - Refers to the protected characteristic of Race. It refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins. N.B. Gypsy, Roma and Traveller are recognised racial groups and their needs should be considered alongside all others	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
The 2021 Census shows that 51% of people living in Southwark have a White ethnic background compared to 81% nationally. 25% reported 'Black, Black British, Caribbean or African' ethnicities, with 16% of these reporting 'African' ethnicity and 6% reporting a 'Caribbean' ethnicity. For the first time, the 2021 Census provided data on the number of residents identifying as Hispanic or Latin American with 17% of people in Southwark recording this ethnicity. Although proof of identity is required before an application can be assessed, the questions on Race or Ethnicity are not mandatory and therefore often not completed. The applicant data that could be used to compare with this ONS and Census data is then sparse, and therefore not comparable. As this is a matter of applicant privacy; this is not enforced, therefore we rely on support groups and other organisations to help understand the impact of our allocations policies. As 40% of Southwark's residents were born outside the UK, Channel Islands and Ireland, the five-year residential qualification criteria designed to have a positive impact for local people meeting the criteria, will mean new resident arrivals to Southwark and or the UK will not be able to access the Housing Register. The new scheme should have a positive impact where household needs to move because of hate crime, racial harassment or violence, as applicants facing these issues have reasonable preference, and this includes for those who would not normally meet the five-year residency criteria. With the same-sex sibling room sharing age raised to 20, this may reduce the overcrowding priority for some larger families, which can correlate with certain ethnic groups and lower-income households. Data shows that West African households account for nearly 20% of those identified as overcrowded in the Borough on our register. However, data modelling of the breakdowns in the proposed scheme indicates that the proportion of all ethnic communities identified by our register application across the 2 highest priority bands will increase from 9.56% to 15.97%.	Over 80 languages are spoken as main languages in Southwark, with 79% of the population speaking English as their main language. The most common language after English was Spanish, which has almost doubled since 2011 and spoken as a main language by over 13,000 residents, followed by Italian (4,300), Portuguese (3,600), French (3,500), and Chinese, (2,200). Somali was the most common African language spoken. Poor quality information could impact negatively on those whose first language is not English and of the 53,700 Southwark residents whose main language is not English, 19% cannot speak English well or have no English proficiency.

Current Band

Ethnicity Group	BAND 1	BAND 2	BAND 3	BAND 4
(Blank)	5.78%	6.46%	43.37%	44.39%
Asian	2.73%	7.34%	51.78%	38.16%
Black	2.55%	6.73%	50.49%	40.23%
Latin American	1.15%	1.62%	47.11%	50.12%
Mixed Background	2.71%	6.30%	48.72%	42.26%
Other	1.82%	6.94%	63.80%	27.44%
Prefer Not To Say	3.56%	4.87%	55.46%	36.10%
White	4.99%	5.53%	39.45%	50.03%
Total	**3.30%**	**6.27%**	**48.01%**	**42.43%**

New Band

Ethnicity Group	BAND A	BAND B	BAND C	BAND D	BAND E
(Blank)	7.70%	14.04%	31.60%	3.28%	43.37%
Asian	5.45%	12.58%	42.28%	0.42%	39.27%
Black	4.37%	11.39%	42.81%	0.65%	40.77%
Latin American	1.62%	5.54%	41.11%	0.46%	51.27%
Mixed Background	4.86%	10.85%	41.15%	0.72%	42.42%
Other	5.62%	6.94%	58.84%	0.33%	28.26%
Prefer Not To Say	5.58%	11.40%	45.84%	0.95%	36.22%
White	6.08%	9.77%	33.01%	0.59%	50.54%
Total	**5.06%**	**10.91%**	**40.37%**	**0.74%**	**42.92%**

Equality information on which above analysis is based

Socio-economic data on which above analysis is based

ONS 2023 data
Census 2021 data
Analysis of the 18,500+ households on the housing register,
Allocations made between April 2023 and March 2024.
Complaints data

Mitigating and/or improvement actions to be taken

There is a continuing need to encourage all applicants to complete the ethnic monitoring data to allow the Council to be better informed about the applicants it is providing services for, however as this is not mandatory we are engagement with support groups and other agencies who work with people with this characteristic to help understand the issues they face in applying for social housing, and how we could help mitigate these.

Council forums such as the Homeless forum and TA Working Group represented by advocacy agencies dedicated to support key groups in the Borough, will continue to work as a vital channel for the Council to receive intelligence and insight of the impacts of its allocations scheme and to help inform the development of its Lettings Plans.

We ensure that all applicants, regardless of racial group or language are given access to the same information about housing allocations with translations being made available on request. Officers are trained in how to translate correspondence on computer systems and should offer interpreters where a language barrier arises. Flags on our internal systems should note where an interpreter may be needed so that correspondence is sent in the appropriate language in the first instance.

All ineligible or non-qualifying applicants who approach the Council are referred to the appropriate support groups and public sector agencies responsible for assisting them, and this will continue.

We will monitor the impacts on family households and waiting times by protected characteristic to ensure there is no unintended impact.

Religion and belief - Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (e.g. Atheism). Generally, a belief should affect your life choices or the way you live for it to be included in the definition.

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**

Differential impacts by religion or belief are less pronounced than other factors, but some links with socio-economic disadvantage exist. Southwark's residents report a wide range of faith backgrounds (around 43% Christian, 10% Muslim, and 1% other major religions; about 36% have no religious affiliation). No specific negative impact is uniquely caused by religious belief in isolation; instead, challenges often reflect cultural or language factors that overlap with ethnicity and nationality.

Detailed recording of applications and allocations by people of different religions or beliefs does not take place as most applicants choose not to answer this question on the application. This means we are not currently able to identify any trends in relation to individual faith groups. However, modelling on changes across faith groups and those who identify as of no faith or undisclosed are outlined below to indicate changes in distribution across existing and new band breakdown for the proposed scheme.
We have no other evidence that religion or belief alone has any bearing on the ability to access social housing, and there is no evidence of discrimination, unintended consequences or unintended bias taking place since the introduction of the housing allocations scheme.

Current Band

Religion	BAND 1	BAND 2	BAND 3	BAND 4
	3.40%	7.75%	59.99%	28.87%
Agnostic		20.00%	60.00%	20.00%
Atheist	2.33%	5.29%	35.13%	57.25%
Buddist	5.65%	7.26%	41.13%	45.97%
Christian	3.11%	5.25%	45.29%	46.35%
Hindu	8.11%		35.14%	56.76%
Jewish			25.00%	75.00%
Muslim	2.62%	7.80%	52.84%	36.74%
Other	3.61%	6.26%	42.29%	47.84%
Prefer not to say	4.51%	6.52%	44.92%	44.06%
Sikh	18.18%	9.09%	36.36%	36.36%
Total	**3.30%**	**6.27%**	**48.01%**	**42.43%**

New Band

Religion	BAND A	BAND B	BAND C	BAND D	BAND E
	4.79%	12.78%	51.10%	3.21%	28.13%
Agnostic		20.00%	60.00%		20.00%
Atheist	4.87%	6.24%	31.22%	0.42%	57.25%
Buddist	8.06%	8.87%	34.68%	1.61%	46.77%
Christian	4.20%	10.65%	37.66%	0.27%	47.22%
Hindu	8.11%	5.41%	29.73%		56.76%
Jewish			25.00%		75.00%
Muslim	5.71%	13.29%	43.17%	0.16%	37.68%
Other	5.46%	8.90%	36.92%	0.35%	48.37%
Prefer not to say	7.11%	9.53%	38.68%	0.31%	44.37%
Sikh	18.18%	9.09%	36.36%		36.36%
Total	**5.06%**	**10.91%**	**40.37%**	**0.74%**	**42.92%**

Equality information on which above analysis is based	**Socio-economic data on which above analysis is based**
Southwark's JSNA Annual Report ONS 2023 data Census 2021 data Analysis of the 18,500+ households on the housing register, Allocations made between April 2023 and March 2024. Complaints data	

Mitigating and/or improvement actions to be taken

As part of the consultation, we are engaging with faith groups across the borough, and seeking to understand any potential negative impact of the Scheme on the faith, belief, religion and life choices including the way a person lives due to their religion or faith.

Sex - A man or a woman.

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
Women are 8 times more likely to be a victim of domestic abuse than men, and there is a risk of indirectly discriminating against women if this issue is not given due regard. The impact of the new Scheme is positive for this protected characteristic where women are escaping abuse, through the according of additional preference to this group. Female healthy life expectancy has reduced by 8.8 years for the 3 years up to 2020 with significant inequalities in access, experience and outcomes within the borough. The Scheme will have a positive impact	Sex is an issue in relation to economic status, with women more likely to experience socio-economic disadvantage. National evidence indicates women are more likely to be lone parents and, on average, have lower earnings and lower levels of full-time economic activity than men. This can interact with housing need, including reduced ability to access the private rented sector, higher risk of overcrowding where children are present, and higher vulnerability to rent arrears following income shocks (for example after

on applicants with severe health problems that require urgent rehousing, with this clearly prioritised. While the priority does not specify sex, women have equal access on all grounds, therefore no negative impacts are expected.

Current Band

Gender Identity	BAND 1	BAND 2	BAND 3	BAND 4
				100.00%
FEMALE	3.67%	6.85%	52.04%	37.45%
MALE	2.63%	5.23%	40.78%	51.36%
OTHER			100.00%	
TRANSGENDER			100.00%	
Total	**3.30%**	**6.27%**	**48.01%**	**42.43%**

New Band

Gender Identity	BAND A	BAND B	BAND C	BAND D	BAND E
				100.00%	
FEMALE	5.04%	12.80%	43.41%	0.53%	38.22%
MALE	5.10%	7.53%	34.93%	1.09%	51.36%
OTHER			100.00%		
TRANSGENDER			100.00%		
Total	**5.06%**	**10.91%**	**40.37%**	**0.74%**	**42.92%**

relationship breakdown). For some households, domestic abuse can also result in immediate financial hardship (loss of income, disruption to employment, debt and costs of relocation), increasing homelessness risk.

The Scheme itself is not projected to result in any socio-economic advantage or disadvantage on the basis of sex; however, the majority of those registered for housing will be disadvantaged by the limited availability of affordable homes. The main mitigation within the Scheme is to prioritise those with the greatest housing need and hardship, including those owed homelessness duties or fleeing violence/harassment.

Equality information on which above analysis is based

Socio-economic data on which above analysis is based

ONS 2023 data
Census 2021 data
Analysis of the 18,500+ households on the housing register,
Allocations made between April 2023 and March 2024.
Complaints data

Mitigating and/or improvement actions to be taken

There is no evidence of inequality as a result of this characteristic in relation to the new Scheme. This will be monitored at least annually to ensure there no un-intended consequences from the introduction of the new Scheme.

The service will monitor, where data is available, key outcomes by sex (for example applications, banding outcomes, homelessness approaches, allocations, and complaints/enquiries) to identify any differential impacts and take corrective action where required.

Operationally, staff will continue to apply domestic abuse and safeguarding pathways consistently, including signposting/referrals to specialist support and ensuring applicants fleeing domestic abuse, violence or harassment are supported to access the appropriate homelessness duties and priority where relevant.

Sexual orientation - Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
Although we have this data for the general population of Southwark there is currently no evidence that the new Scheme will result in inequality for applicants with this protected characteristic as most applicants do not complete the box on the application identifying this characteristic. Awarding Band B priority where the applicant is given reasonable preference due to facing harassment or threats of violence because they fail within this group will greatly increase the possibility of the applicant accessing social housing. If the applicant is a social housing tenant, there is also the route of an Emergency Management Transfer. The 2021 Census[1] shows that Southwark is ranked fourth in England for proportion of residents identifying with a non-heterosexual orientation, most frequently lesbian, gay or bisexual. 8% of residents (nearly 21,000 people) aged 16+ have a non-heterosexual sexual identity. Within this population, 56% identified as lesbian or gay and 40% identified as bisexual or pansexual. 6% of Southwark women identify as LGBTQI+ overall, though this reaches 12% within the 16-24 age bracket. 10% of male residents overall identify as LGBTQI+: peaking at 13% within the 35-44 age bracket.	There are no identified socio-economic impacts arising from sexual orientation alone within the Scheme. However, some LGBTQI+ residents may experience socio-economic disadvantage linked to discrimination, family breakdown, or exclusion from support networks, which can increase housing instability and homelessness risk. Where this occurs, impacts are primarily addressed through homelessness prevention/relief duties and needs-based banding

Current Band

Sexuality	BAND 1	BAND 2	BAND 3	BAND 4
	3.57%	7.57%	58.39%	30.47%
Bisexual	0.41%	5.69%	40.65%	53.25%
Gay man (homosexual)	1.78%	0.71%	25.27%	72.24%
Gay woman (lesbian)	0.75%	4.51%	39.85%	54.89%
Other	2.88%	6.12%	44.24%	46.76%
Prefer not to say	4.51%	7.51%	45.25%	42.73%
Straight (heterosexual)	3.21%	6.00%	46.90%	43.89%
Total	**3.30%**	**6.27%**	**48.01%**	**42.43%**

[1] Source: ONS 2023. Census 2021 - Sexual orientation, England and Wales

New Band

Sexuality	BAND A	BAND B	BAND C	BAND D	BAND E
	5.05%	13.20%	48.95%	3.08%	29.72%
Bisexual	5.69%	6.91%	34.15%		53.25%
Gay man (homosexual)	2.14%	2.49%	22.78%		72.60%
Gay woman (lesbian)	2.26%	7.52%	35.34%		54.89%
Other	5.76%	13.67%	33.45%	0.72%	46.40%
Prefer not to say	7.15%	12.32%	36.66%	0.66%	43.21%
Straight (heterosexual)	4.89%	10.49%	39.65%	0.30%	44.66%
Total	**5.06%**	**10.91%**	**40.37%**	**0.74%**	**42.92%**

Equality information on which above analysis is based	**Socio-economic data on which above analysis is based**

ONS 2023 data
Census 2021 data
Analysis of the 18,500+ households on the housing register,
Allocations made between April 2023 and March 2024.
Complaints data

Mitigating and/or improvement actions to be taken

It is acknowledged that data on applicants' sexual orientation is incomplete and while ongoing efforts will be made to encourage such information being given at the point of application, we must also ensure our applicants privacy.

As part of our annual training plans, the Service will undertake training on this topic as well as others within the LGBTQI+ space and trauma informed care. and we have made sure that LGBTQI+ support organisations are part of the engagement plan for this consultation so that we have a much greater understanding of any potential impact and will seek guidance on how we can mitigate this.

Staff will be reminded to offer assurance of confidentiality and explain why equality monitoring data is collected, and to signpost/referral to relevant support services where an applicant indicates safety concerns related to sexual orientation

We will track cases as part of our reviews of the impact of the scheme that fall within this group to see outcomes. As well as monitoring complaints that reference discrimination/safety concerns relating to sexual orientation.

Human Rights

There are 16 rights in the Human Rights Act. Each one is called an Article. They are all taken from the European Convention on Human Rights. The Articles are The right to life, Freedom from torture, inhuman and degrading treatment, Freedom from forced labour , Right to Liberty, Fair trial, Retrospective penalties, Privacy, Freedom of conscience, Freedom of expression, Freedom of assembly, Marriage and family, Freedom from discrimination and the First Protocol

Potential impacts (positive and negative) of proposed policy/decision/business plan
Of the articles within the Human Rights Act we consider that the Scheme could potentially impact on: • **Article 8** (private and family life, home) – impacts via evidence collection, data-sharing, home visits, and decisions affecting stability of home/family life. • **Article 14** (non-discrimination) – applied *in connection with* Article 8 and/or Protocol rights. However, we have mitigations in place as detailed in the sections above, to ensure that this does not happen. We do not consider the scheme has any direct impact on the other articles.
Information on which above analysis is based
Analysis of the 18,500+ households on the housing register at December 2024, and successful allocations made between April 2023 and March 2024.
Mitigating and/or improvement actions to be taken
The Council provides support to residents who need help with registering and making whilst protecting their privacy, residents should not feel isolated or excluded from the process. Applicants will be invited to be involved as much as possible in the way the service is designed and delivered and have full opportunity to express any views through consultations, satisfaction surveys and user panels etc. The council will only do what is lawful and pursues a legitimate aim for fair allocation of scarce housing stock. We will also ensure all privacy and data protocols are followed ensuring applicants are informed of their rights under GDPR and notices of consent to gather information.

Conclusions

Summarise main findings and conclusions of the overall equality impact and needs analysis for this area:

In addition to the legislation and case law governing allocations, consideration has been given to the government guidance on the allocation of housing, the Equality Act 2010 and recent case law on the operation of Section 149 of that act. Overall, the Scheme has many provisions in place to ensure households within the protected groups are not disadvantaged by the Scheme.

The revised Scheme aims to ensure that all applicants are fairly and equally treated, tackle discrimination and promote equality within the assessment and allocations processes ensuring that the social housing available is allocated to those facing the greatest level of disadvantage.

The ability to reduce socio-economic disadvantage through limited housing allocations is essentially limited however, as all applicants accepted onto the register as qualifying households will be facing a potentially high level of socio-economic disadvantage, being unable to secure suitable, affordable accommodation. The scheme in itself cannot address the general lack of affordable housing and will

not meet the housing needs of the majority on the register, but the Council housebuilding programme remains strong and will continue to develop new homes and regenerate older council homes. This work, alongside the Council's own advice and support programmes to assist residents in maximising benefits, access Cost of Living Fund grants to help meet fuel and food costs, and those programmes funded by the Council and delivered by external partners aim to help those facing socio-economic disadvantage.

As the assessment shows, there may be a negative impact on children when families choose to leave the area for private rented sector housing while keeping their priority on the register, and this is difficult to mitigate until the family is successfully housed back in Southwark which could be some time, again leading to potential socioeconomic impacts until the household is settled.

The impact for those born outside the UK but have not lived in the borough for five years are signposted or referred to support agencies and groups within the borough, or social services where children are involved and the family is at risk of becoming homeless but these occurrences are rare and there is no evidence that they will increase as a result of the new Scheme.

Care leavers of 18+ are impacted positively with additional preference, and the additional preference awarded for those escaping domestic abuse, violence, harassment or hate crime may benefit women escaping domestic abuse, and those who fall into the transgender, sexual orientation, race and religion and belief characteristics.

Children in families suffering overcrowding may be affected by the amended room-sharing rule, which now expects children of the same sex to share a bedroom up to age 20 rather than 16, and this may reduce overcrowding priority for some households. Older people, and households with the protected characteristics of marriage and civil partnership, pregnancy and maternity should otherwise see no material changes from the new Scheme implementation.

This analysis has highlighted the need to further develop and maintain the monitoring systems to help refine our approach to improving allocations policies and practice. We will be enhancing the monitoring systems to provide a comprehensive framework capable of monitoring the specific outcomes of the new Scheme.

Section 5: Further equality actions and objectives

5. Further actions			
Based on the initial analysis above, please detail the key mitigating and/or improvement actions to promote equality and tackle inequalities; and any areas identified as requiring more detailed analysis.			
Number	**Description of issue**	**Action**	**Timeframe**
1	Undertake an Equality Analysis on an annual basis	Undertake an Equality Analysis on an annual basis	Annually following implementation of scheme
2	Monthly monitoring of the equalities strands	Update IT records to capture real time feedback	August 2026
3			
4			

5			
6			
7			

5. Equality and socio-economic objectives (for business plans)				
Based on the initial analysis above, please detail any of the equality objectives outlined above that you will set for your division/department/service. Under the objective and measure column please state whether this objective is an existing objective or a suggested addition to the Council Plan.				
Objective and measure	**Lead officer**	**Current performance (baseline)**	**Targets**	
			Year 1	**Year 2**
Review policy and procedures following annual EINA. Existing	Ricky Bellot	New	Any required changes implemented	Any required changes implemented

6. Review of implementation of the equality objectives and actions				
Annual review of policy, meeting stated aims and equalities impact				

Agenda Item 13

Meeting Name:	Executive
Date:	15 September 2026
Report title:	Revised Community Infrastructure Levy (CIL) Charging Schedule (Student CIL Rate) – For Adoption
Executive Member:	Councillor Victor Chamberlain**,** Deputy Leader and Executive Member for Neighbourhoods, Strategic Planning, and Wellbeing
Ward(s) or groups affected:	All
Classification:	Open
Reason for lateness (if applicable):	Not applicable

FOREWORD – COUNCILLOR VICTOR CHAMERLAIN, DEPUTY LEADER AND EXECUTIVE MEMBER FOR NEIGHBOURHOODS, STRATEGIC PLANNING, AND WELLBEING

This report seeks approval of a revised Community Infrastructure Levy (CIL) Charging Schedule for purpose-built student accommodation in Southwark. Following viability testing, public consultation, and an independent Examination in Public, the Inspector concluded that an increased CIL rate of £250 per sq m is justified and viable for direct-let purpose-built student accommodation in CIL Zones 1 and 2, while the existing rate of approximately £150 per sq m should be retained in Zone 3 due to viability constraints.

The revised schedule is intended to secure a greater contribution from the student housing sector towards infrastructure such as transport, schools, healthcare facilities, open spaces, and community improvements, helping address a significant borough-wide infrastructure funding gap. The Inspector confirmed that the review process complied with statutory requirements and that the revised charges would not undermine the delivery of student accommodation.

RECOMMENDATION

Recommendation for the Executive

1. That the Full Executive 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.

REASONS FOR RECOMMENDATIONS

3. CIL is a statutory, per square meter (sq m) charge established under the Planning Act 2008 and the CIL Regulations 2010 (as amended). CIL charges are set out in an adopted CIL Charging Schedule. The charge is used to fund infrastructure such as transport, schools, health facilities and open spaces, as set out in the council's Infrastructure Delivery Plan (IDP).

4. The review of the CIL charge for PBSA reflects the significant growth in the student housing sector since the adoption of Southwark's original CIL Charging Schedule in 2015. The proposed revision follows viability testing, public consultation between October 2025 and January 2026 and an Examination in Public on 18 June 2026.

5. The Inspector's final Regulation 23 report (Appendix 2 to follow) was received on 26 July 2027 and includes a recommendation to;

- Increase the PBSA rate in CIL zones 1 and 2 to £250 sq m from a current 2026 indexed rate of £149.83 per sq m.
- Retain the existing rate of £149.83 for direct-let Purpose Built Student Housing in CIL Zone 3 where viability is more challenging.

ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

6. No reasonable alternative option is recommended. The Student CIL rate for purpose-built student accommodation has been subject to viability testing, public consultation and an independent Examination in Public (EIP) in accordance with the CIL Regulations (2010). The Inspector's report has confirmed that £250 per sq m is an appropriate rate for CIL zones 1 and 2. The rate for CIL zone 3 remains the same.

7. It is not possible to change or increase the rate without starting the process of viability testing, public consultation and an EIP again. If this option were to be pursued, it would be unlikely to result in a different recommendation.

POST DECISION IMPLEMENTATION

8. Following approval of the CIL Charging Schedule, the procedures set out in the CIL Regulations will be followed. This includes notifying representatives and publishing the CIL Charging schedule on the council's website.

9. The new PBSA rate will take effect one day after publication of the approved Charging Schedule and will apply to chargeable development in accordance with the Community Infrastructure Levy Regulations 2010 (as amended).

BACKGROUND INFORMATION

10. Southwark Council first adopted a CIL Charging Schedule in 2015 and revised the CIL zone boundaries in 2017. Southwark's CIL rates are indexed annually to reflect inflation in construction costs and to keep the levy rate responsive to market conditions.

11. The council commissioned BNP PRE to undertake viability testing to assess the potential increase to the CIL rate for PBSH. Two types of PBSH are included in Southwark's CIL Schedule:
    - Direct-let – schemes which are let directly to students at unrestricted market rents, with no university nomination agreement.
    - Nomination schemes – schemes delivered under a nomination agreement with a higher education institution. Rents are limited by a rent cap equal to or below 55% of the maximum maintenance loan available.

12. The CIL review assessed the ability to secure an increased contribution, reflective of market conditions, from direct-let PBSH towards the borough's infrastructure needs, without impacting on development viability.

13. The review of the CIL Charging Schedule did not consider other development typologies in the CIL Charging Schedule (e.g. residential, hotels, office). A full review will occur following the Local Plan review process. There are no proposed changes to the existing CIL boundaries.

14. An independent examination into the proposed revision to the CIL rate was held on 18 June 2026. The hearing provided the opportunity for the independent Examiner to consider the evidence base, viability assessments, consultation responses, legal requirements and supporting technical work submitted by the council.

15. The Inspector's report concluded that the increased rate is viable for CIL zones 1 and 2, whereas for CIL zone 3 the existing rate is retained.

Background to the proposals

16. Community Infrastructure Levy (the 'levy') is a charge which can be levied by local authorities on new development in their area. It allows local authorities to use the money to help deliver the infrastructure needed to support development.

17. The levy only applies in areas where a local authority has consulted on, and approved, a Charging Schedule which sets out its levy rates. Most new development which creates net additional floor space of 100 square metres or more, or creates a new dwelling, is liable for the levy.

18. Viability testing undertaken in 2025 and 2026 on PBSA in Southwark concluded that an updated borough–wide CIL rate for direct-let PBSA of £250 per square metre could be justified without materially undermining development viability or land supply. The viability studies submitted for Examination are available on the Council's Examination in Public webpage.

19. The Inspector's report concluded that the majority of the CIL uplift is already embedded in land values and market expectations, with the proposed increase unlikely to influence developer decision-making on whether a scheme comes forward.

20. The Examiner recommends that the draft Southwark CIL Charging Schedule is approved, subject to one modification:

- for direct-let student accommodation in CIL Charging Zones 1 and 2, the rate should be £250 per square metre
- for direct-let student accommodation in CIL Charging Zone 3, the existing rate of £149.83 per square metre should be retained (the recommended modification) due to viability considerations.

21. The existing nil rate for nomination-based student housing was not included in the examination following findings of the viability testing and remains unchanged.

22. The Examiner's reasons for the recommendations are that:

- the charging authority (the council) complies with the legislative requirements of the Planning Act 2008 and the CIL Regulations 2010, including the statutory process and consultation requirements
- the Charging Schedule is supported by background documents and appropriate evidence
- the proposed rates are informed by, and consistent with, the evidence on viability across the charging authority's area
- subject to the recommended modification of the rate for CIL Charging Zone 3, the proposed rates would not prejudice the delivery of student housing in Southwark or will not undermine delivery of the Southwark Plan

23. The Examiner concluded that, subject to the modification for Zone 3, the revised Charging Schedule meets the relevant statutory requirements and should be approved.

KEY ISSUES FOR CONSIDERATION

Policy framework implications

20. The updated CIL Charging Schedule has increased the indexed CIL rate for direct-let PBSH schemes in CIL Zones 1 and 2 from £149 to £250 per sq m, while retaining the current rate in CIL Zone 3 and a zero rate for nomination-based schemes.

21. The increase to the CIL Charging Schedule for PBSA has been subject to a viability assessment and an Examination in Public. The Examiner has confirmed that it has met the legal requirements of the Planning Act 2008 and the CIL Regulations (2010) in terms of robust evidence and procedural compliance.

25. Following receipt of the Examiner's report, the council has also met the legislative requirements concerning publication and notification of the Examiner's recommendations, as follows:

- The Examiner's recommendations and reasons have been published on the council's webpage, in accordance with section 212(8) of the Planning Act 2008 and Regulation 23 of the CIL Regulations 2010,

- The council has notified those persons who requested to be notified of the publication of the examiner's recommendations and reasons, in accordance with Regulation 23(3)(c).

Consultation

22. Consultation was carried out for a thirteen-week period from October 2025 to January 2026. Consultation followed the requirements of the Statement for Community Involvement and Regulations 16 and 17 of the Community Infrastructure Levy Regulations 2010 (as amended).

23. As set out in the consultation material submitted to the Examiner, the draft Charging Schedule and supporting documents were published on the council's website and made available at the council's principal office. Statutory consultees and those registered on the Planning Policy consultation database were notified, notices were displayed in Southwark libraries, and the consultation was promoted through a press notice and the council's social media channels. A total of 19 representations were received.

24. Following consideration of the consultation arrangements, the Examiner concluded that an appropriate level of consultation had been undertaken and that the relevant legislative requirements had been met.

Council priorities

25. By adopting the updated CIL Charging Schedule, the council is helping to deliver on the council's ambitions for the borough. Increased income from CIL is important in supporting the provision of decent homes and well-designed neighbourhoods, contributes to a safer and healthier Southwark and access to green spaces, and underpins a strong and fair local economy through sustainable growth and regeneration.

26. It also advances opportunities for residents to stay well and thrive, ensuring that planning policies embed environmental sustainability and climate resilience.

COMMUNITY, EQUALITIES (INCLUDING SOCIO-ECONOMIC) AND HEALTH IMPACTS

Community impact statement

27. The increase to the direct-let PBSH CIL rate is expected to have a positive community impact by increasing the funding for infrastructure which benefits residents, students and businesses across the borough.

28. The proposal to increase the direct-let PBSH CIL rate will also support a range of infrastructure, including safer streets, better connectivity and greener public spaces. CIL is a tool for raising funds to support infrastructure that promotes sustainable development in the borough. increased CIL funding can support a range of infrastructure projects that benefit communities and 25% of CIL accrued by the council is

spent at the local level.

Equalities (including socio-economic) impact statement

29. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 ("the Act") imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act.

    a) The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act

    b) The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:

        - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic

        - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;

        - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low

    c) The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.

30. The council's Approach to Equality commits the council to ensuring that equality is an integral part of our day-to-day business. The Equality Framework for Local Government exists to help organisations, review and improve their performance for people with characteristics protected by the Equality Act 2010.

31. The Equalities Impacts and Needs Analysis (EINA – Appendix 3) carried out prior to public consultation and submitted to Cabinet in October 2025 as part of the CIL evidence prior to the public consultation, concluded that the change to the direct-let PBSH CIL rate is considered to have no negative impacts on the groups identified in the Equality Act 2010.

32. CIL is a tool for raising funds to support infrastructure that promotes sustainable development in the borough. The overall impact is expected to be neutral to positive, as increased CIL funding can support a range of infrastructure projects that benefit communities and 25% of CIL accrued by the council is spent at the local level.

33. CIL is split into strategic CIL (70% of receipts) which is spent on Borough-wide infrastructure projects. The remainder is made up of neighbourhood CIL (25%

of receipts) and administration CIL (5% of receipts). The use of neighbourhood CIL (NCIL) contributes to the delivery of infrastructure at the local level, which helps advance equality of opportunity.

Human Rights Implications

34. The Human Rights Act 1998 requires the Council to act in a way that is compatible with the European Convention on Human Rights. Officers have considered the recommendations in this report and conclude that they do not give rise to any adverse human rights implications and are not anticipated to breach any provision of the Human Rights Act 1998

Health impact statement

35. CIL is used to support the delivery of infrastructure which supports health and wellbeing, such as doctors' surgeries and open spaces. The adoption of the CIL Charging schedule will support this by increasing the CIL income arising from direct-let PBSA.

Climate change implications

36. The Council has declared a Climate Emergency with an ambition to do all we can to make the borough carbon-neutral by 2030. This is supported by the Climate Change Strategy and Southwark's Climate Change Action Plan (2025) which will deliver the goals of the council's Southwark 2030 Strategy.

37. Planning applications are required to meet the policy requirements set out in the Local Plan. CIL is used to support the delivery of a range of infrastructure. This can include open spaces and flood risk mitigation, which support climate change mitigation and environmental protection.

Resource implications

38. There are no additional resource implications arising from the adoption of the updated CIL Charging Schedule. Staffing and any other resources associated with its implementation will be contained within existing departmental capacity.

Legal implications

39. The CIL Regulations (2010) set out the requirement for a local authority to prepare and consult on a CIL Charging Schedule. The CIL Schedule has been subject to an Examination in Public and the Inspector's report has confirmed that all required legal steps and procedures have been followed.

Financial implications

40. There are no immediate additional financial costs arising from the adoption of the updated CIL Charging Schedule. Staffing and other implementation costs will be contained within existing departmental revenue budgets. Adoption of the revised rate is expected to increase CIL income from direct-let purpose-built student accommodation in CIL Zones 1 and 2.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Governance - Resources (KD – 06/08/2026)

41. The Full Executive has authority to decide on the adoption of 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, under Part 3C of the Constitution.

42. The Full Executive will need to ensure that the public sector equality duty in section 149 Equality Act 2010 is considered i.e. to have due regard to the need to eliminate discrimination, advance equality of opportunity, and to foster good relations between people with protected characteristics and others. The Reference is made to this in the “Community, equalities (including socio-economic) and health impacts” section above which the Full Executive should take account of in its deliberation.

43. An Equalities Impact Needs Analysis has been prepared and is attached to this report at Appendix 3. Officers are satisfied that the Council has had due regard to the public sector equality duty in formulating these recommendations.

44. The Human Rights Act 1998 imposes a duty on the Council as a public authority to apply the European Convention on Human Rights; as a result, the Council must not act in a way which is incompatible with these rights. Officers consider that the implementation of the proposal is not anticipated to breach any of the provisions of the Human Rights Act 1998.

45. Council Assembly on 14 July 2021 approved a change to the council’s Constitution to confirm that all decisions made by the council will consider the climate and equality (including socio-economic disadvantage and health inequality) consequences of taking that decision. This has been considered in the report above.

46. The Full Executive will note the consultation that has been carried out in connection with the review of the CIL Charging Schedule. The consultation has been undertaken when proposals were still at a formative stage and the product of the consultation was taken into account in the decision-making process when reaching conclusions on this item.

Strategic Director of Resources (FIN26 – 42)

47. This report seeks Full Executive to 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.

48. The Strategic Director of Resources notes the recommendation of the increased student CIL rate for PBSA developments in Zones 1 and 2 as adopted in 2015 and revised in 2017.

49. It is also noted that there are no additional financial liabilities arising from the adoption of the revised CIL charge rate and that implementation can be accommodated within existing approved resource.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
CIL Examination documents submitted by the council for the Examination in Public.	Planning Policy 160 Tooley Street London SE1P 5LX	Planning Policy team planningpolicy@southwark.gov.uk
Link to CIL charging schedule: https://www.southwark.gov.uk/planning-environment-and-building-control/planning/planning-obligations-s106-and-		

APPENDICES

No.	Title
Appendix 1	Updated CIL Charging Schedule and CIL Zone maps
Appendix 2	Inspector's Report (Regulation 23 report)
Appendix 3	Equalities Impact and Needs Assessment

AUDIT TRAIL

Full Executive Member	Councillor Victor Chamberlain, Deputy Leader and Executive Member for Neighbourhoods, Strategic Planning, and Wellbeing	
Lead Officer	Juliet Seymour, Assistant Director of Policy, Building Control and the Historic Environment	
Report Author	Charlotte Brooks-Lawrie, Head of Planning Policy and Monitoring Innovation.	
Version	Final	
Dated	5 August 2026	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / FULL EXECUTIVE MEMBER		
Officer Title	**Comments Sought**	**Comments Included**
Director of Law and Governance	Yes	Yes
Strategic Director, Resources	Yes	Yes
Full Executive Member	Yes	No
Date final report sent to Constitutional Team		3 September 2026

Appendix 1: Revised Draft CIL Charging Schedule

Community Infrastructure Levy (CIL)

CIL Charging Schedule

Incorporating a revised PBSA figure for CIL zones 1 and 2 following an Examination in Public held on 18.6.26

September 2026

1. The Charging Authority

1.1. The London Borough of Southwark is a 'Charging Authority' for the purposes of Part 11 of the Planning Act 2008 and may therefore charge the Community Infrastructure Levy (CIL) in respect of development in Southwark.

2. Approval and implementation of the charging schedule

2.1. The charging schedule was approved by the London Borough of Southwark on [Date] at a meeting of the full Council and comes into effect from [Date].

3. CIL rates and zones

3.1. The council charges different rates of CIL based on the land use of a proposed development (expressed as pounds per square metre) and by the area where the proposed development is situated, as set out in Table 1.

3.2. The three CIL Charging Zones referred to in Table 1 are shown in Appendix 1 of this document.

Table 1 – CIL Schedule

Development type	CIL Zone	Rate in £ per sqm (adopted in 2017)	Rate in £ per sqm (indexed in 2026)
Office	Zone 1	£76	£104*
	Zones 2-3	£0	£0*
Hotel	Zone 1	£272	£374*
	Zones 2-3	£136	£187*
Residential	Zone 1	£435	£598*
	Zone 2	£218	£300*
	Zone 3	£54	£74*
Student housing – direct-let **	Zones 1-2	£109	£250
	Zone 3	£109	£150*
Student housing – nomination ***	Zones 1-3	£0	£0*
All retail (A1 – A5 & Sui Generis uses akin to retail) ****	Zones 1-3	£136	£187*
All other uses: ***** -Town centre car parking -Industrial and warehousing -Public libraries -Health -Education	Zones 1-3	£0	£0*

These zones are shown in the CIL Zones Map attached with Southwark CIL Charging Schedule.
*Represents CIL rates adjusted for 2026 indexation.
** Direct-let student housing schemes – market rent levels.
*** Nomination student housing schemes – Affordable student rental levels capped annually as per GLA policy, i.e. costing no more than 55% of the maximum Qualifying Maintenance Loan for a student living in London, and secured through a Section 106 planning obligation. Rent levels of nominated affordable student units are monitored during a 7-year clawback period.
**** Sui generis (akin to retail) includes petrol filling stations; shops selling and/or displaying motor vehicles; commercial gyms, betting shops, retail warehouse and clubs.
***** Town centre car parking which is made available to all visitors to the town centre.
****** Hostels and apart-hotels remain under Hotel CIL rates.
*******Co-living, BtR, shared living and HMOs (C4 or Sui Generis) are under Residential CIL rates.

3.3. The council is designated as the 'Collecting Authority' for the Mayor of London's CIL in Southwark. This requires a current charge of £60 (plus indexation) per sq. m within MCIL2 Band 2 Zone, or £185 per sq. m for office, £165 per sq. m for retail and £140 per sq. m for hotel (plus indexation) within MCIL2 Central London Zone.

4. Liability to pay CIL

4.1. A chargeable development is one for which planning permission is granted and/or which is liable to pay CIL in accordance with the CIL Regulations 2010 (as amended). CIL will be chargeable on the deemed net area of all new developments, as calculated by methodology in CIL Regulations Schedule 1 (using gross internal area as defined by RICS Code of Measurement Practice), apart from those exempted under Part 2 and Part 6 of the Community Infrastructure Levy Regulations 2010 (as amended). These exemptions are:

- Developments where the gross internal area of a new building or extensions to buildings will be less than 100 square metres except where the development will comprise one or more dwellings;
- A building for which planning permission was granted for a limited period;
- Buildings into which people do not normally go or go into only intermittently for the purpose of inspecting or maintaining fixed plant or machinery;
- Development where the owner of a material interest in the relevant land is a charitable institution and the development will be used wholly (or mainly) for charitable purposes.

4.2. In addition, the Regulations allow exemptions to be claimed for self-build housing and residential annexes and extensions over 100 square metres (Regulation 42A and 42B). Affordable housing will be eligible for relief from CIL (Regulation 49).

4.3. CIL exemptions are not automatic, and require a timely relief claim application for social housing, charitable and self-build exemptions in accordance with procedures under Part 6 of CIL Regulations.

5. Calculating the chargeable amount

5.1. The amount to be charged for each development will be calculated in accordance with Schedule 1 of the Community Infrastructure Levy Regulations 2010 (as amended). For the purposes of the formulae in paragraph 1(4) under Part 1 of Schedule 1, the relevant rate (R) is the rate for each charging zone shown in Table 1 above.

6. Inflation and Indexation

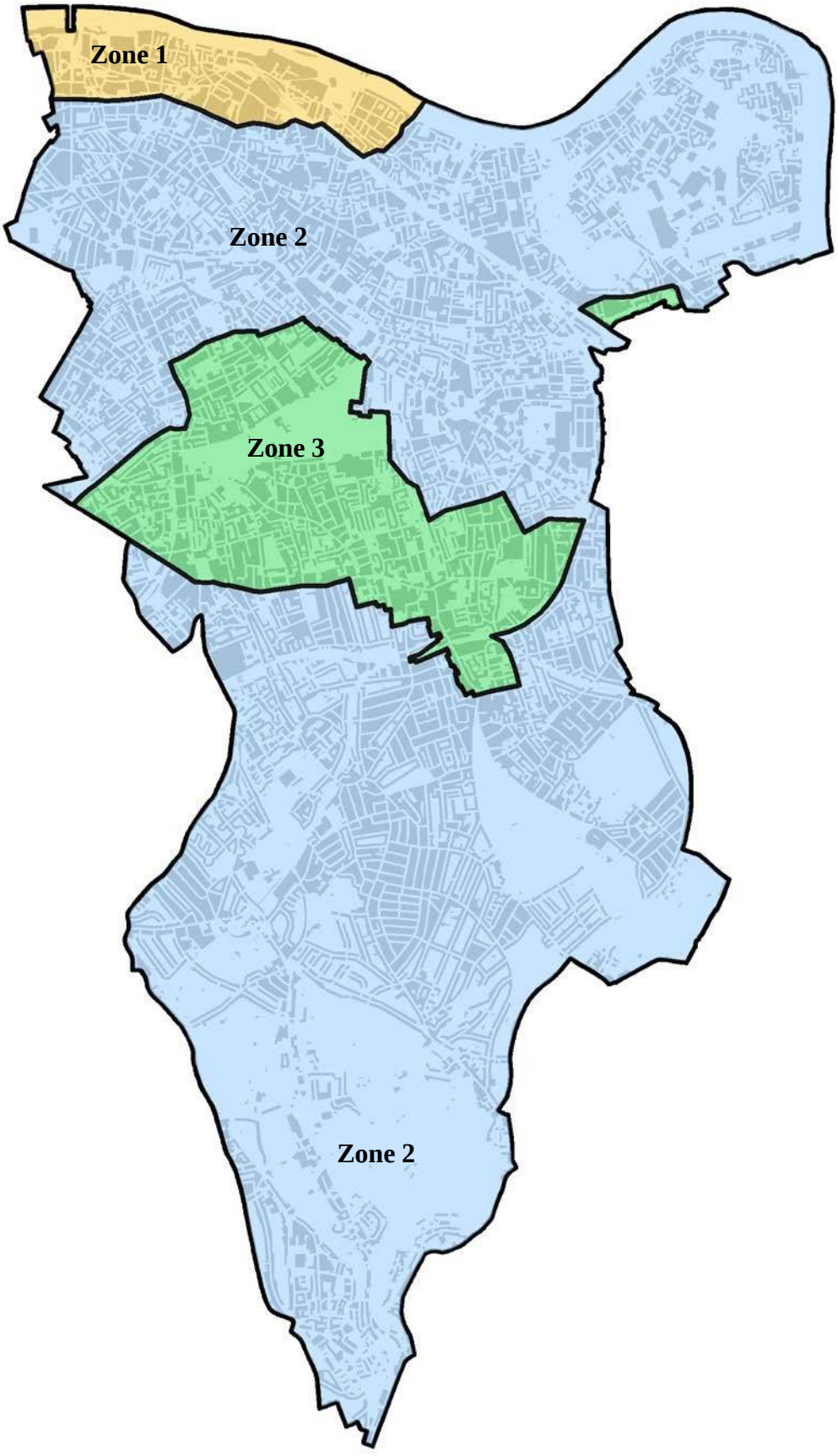
6.1. As detailed in the CIL Regulations, the proposed CIL rates will be subject to adjustment on a yearly basis in line with the RICS CIL Index published by the Building Cost Information Service (BCIS).

7. Further Information

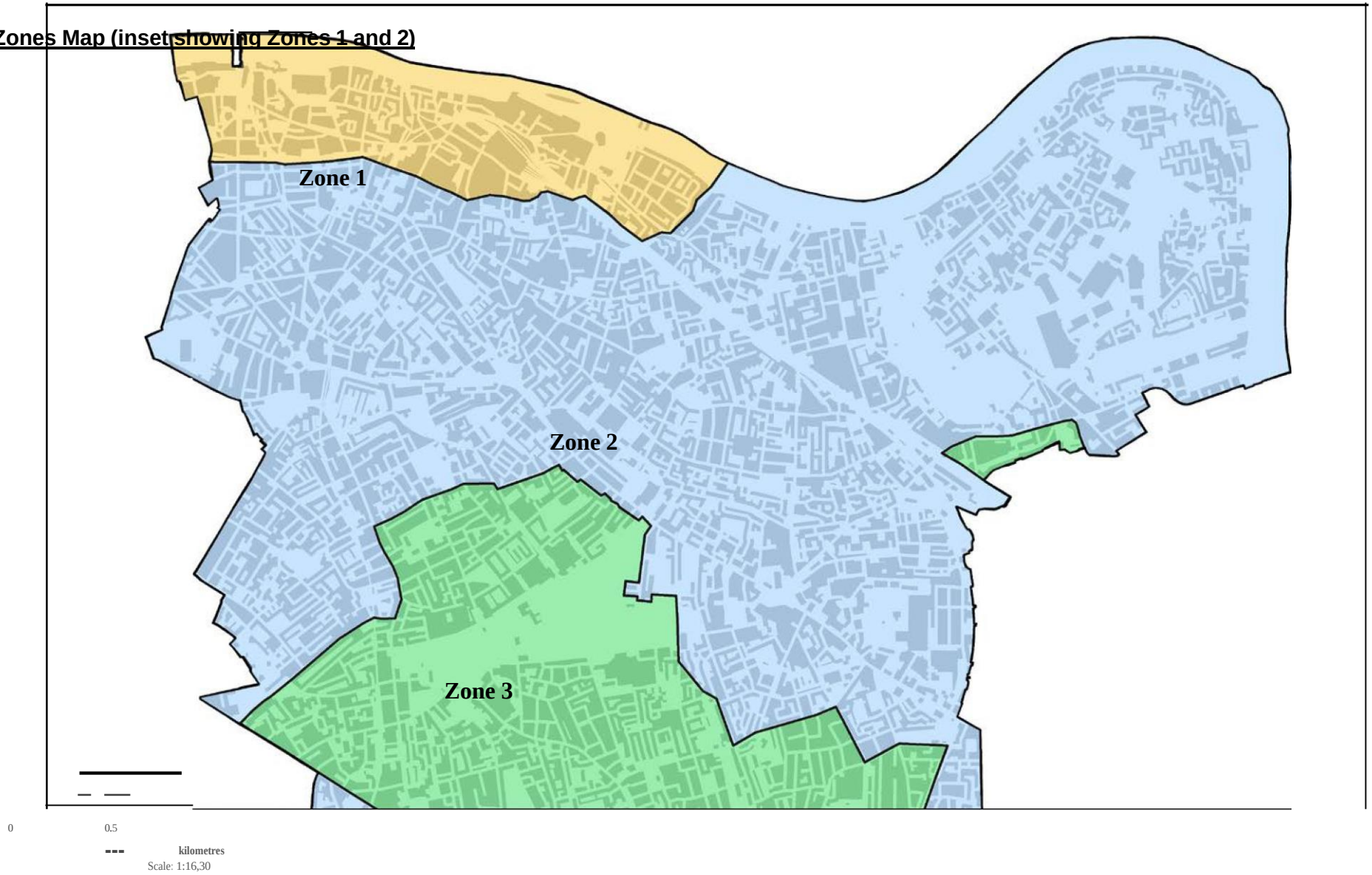
7.1. Further information on the Community Infrastructure Levy is available on the council's website.

Appendix 1: CIL Charging Zones Map

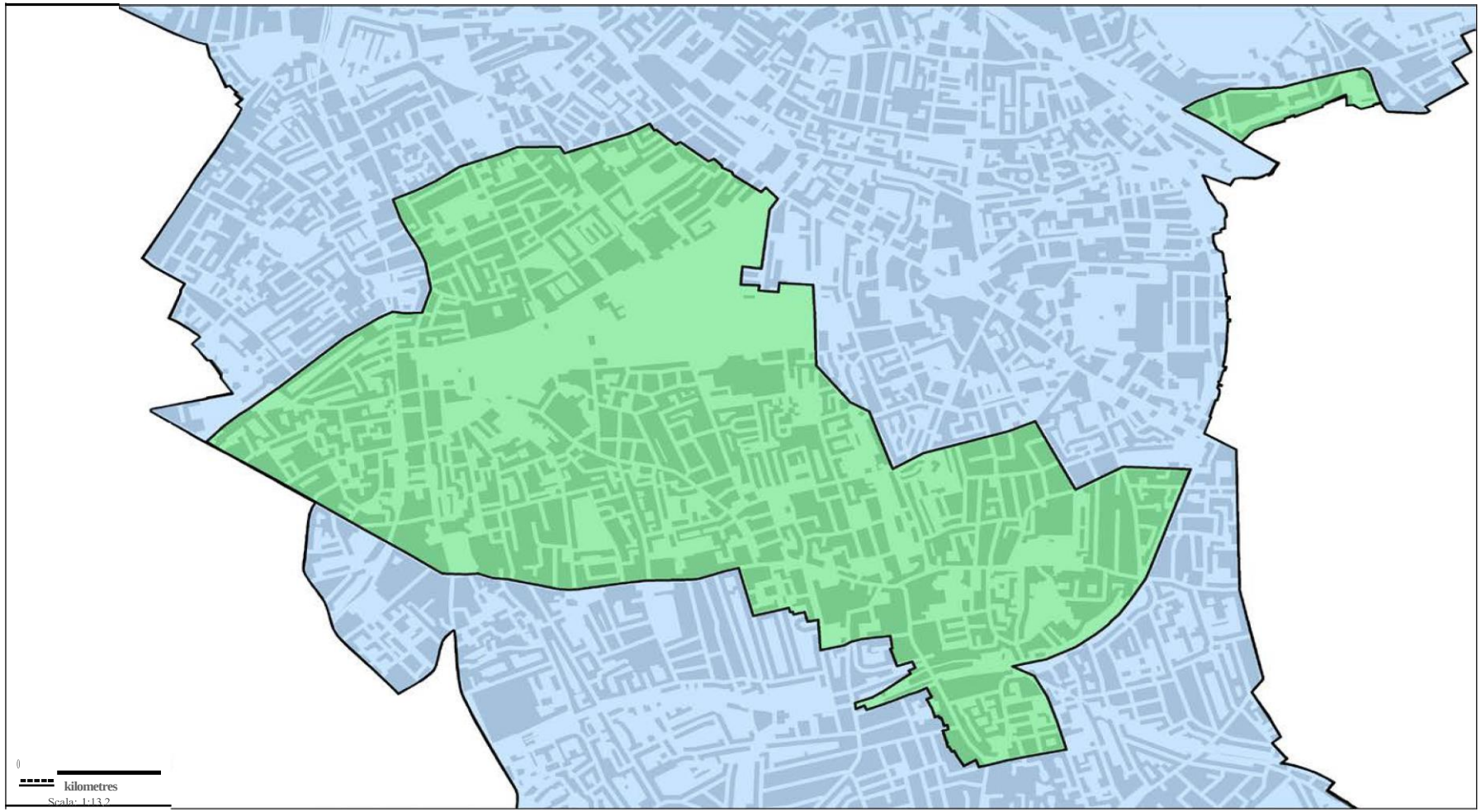
The map below shows the current CIL zones, adopted in 2015 and later revised in 2017. These can also be viewed in more detail online.



CIL Zones Map (inset showing Zones 1 and 2)



CIL Zones Map (inset showing Zone 3)



Appendix 2: Examiner's Report

AN EXAMINATION UNDER SECTION 212

OF THE PLANNING ACT 2008 (AS AMENDED)

REPORT ON THE REVISIONS TO THE DRAFT LONDON BOROUGH OF SOUTHWARK COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE

Independent Examiner (appointed by the Council): Keith Holland BA (Hons) DipTP MRTPI RICS

Charging Schedule Submitted for Examination: 5 May 2026

Date of Report: 27 July 2026

Main Findings - Executive Summary

In this report I have concluded that the draft Southwark Community Infrastructure Levy Charging Schedule provides an appropriate basis for the collection of the levy in the area.

The Council has provided sufficient evidence that shows the proposed rates would not threaten delivery of Purpose Built Student Housing.

One modification is necessary to meet the drafting requirements. This is to retain the existing rate for direct-let Purpose Built Student Housing in CIL Zone 3 (**EM1**).[1]

The specified modification recommended in this report does not alter the basis of the Council's overall approach or the appropriate balance achieved.

Introduction

1. I have been appointed by London Borough of Southwark, the charging authority, to examine the Revised Draft Community Infrastructure Levy (CIL) Charging Schedule. I am a chartered town planner with more than 30 years' experience inspecting and examining Development Plans and CIL Charging Schedules.

2. This report contains my assessment of the Charging Schedule in terms of compliance with the requirements in Part 11 of the Planning Act 2008 as amended ('the Act') and the Community Infrastructure Regulations 2010 as amended ('the Regulations')[2]. Section 212(4) of the Act terms these collectively as the "drafting requirements". I have also had regard to the National Planning Policy Framework (NPPF) and the CIL section of the Planning Practice Guidance (PPG).[3]

3. To comply with the relevant legislation, the submitted Charging Schedule must strike what appears to the charging authority to be an appropriate balance between helping to fund necessary new infrastructure and the potential effects on the economic viability of development across the district. The PPG states[4] that the examiner should establish that:
    - the charging authority has complied with the legislative requirements set out in the Act and the Regulations;
    - the draft charging schedule is supported by background documents containing appropriate available evidence;
    - the charging authority has undertaken an appropriate level of consultation;

[1] Examiner Modification 1 (EM1) is set out in the Appendix to this report.
[2] The Regulations have been updated through numerous statutory instruments since 2010, most notably through the Community Infrastructure Levy (Amendment) (England)(No. 2) Regulations 2019.
[3] The CIL section of the PPG was substantially updated on 1 September 2019, and most recently updated 17 June 2026. However, at the time of completion of the examination, no updates have been made to the CIL section of the PPG to reflect the revised referencing of the December 2024 NPPF. For example, in relation to Development contributions, the paragraph referenced in the current PPG as 34 is now paragraph 35 (albeit the text remains unchanged).
[4] See PPG Reference ID: 25-040-20190901.

- the proposed rate or rates are informed by, and consistent with, the evidence on viability across the charging authority's area; and

- evidence has been provided that shows the proposed rate or rates would not undermine the deliverability of the plan (see NPPF paragraph 34[5]).

4. The basis for the examination, on which a hearing session was held on Thursday 18 June 2026, is the submitted schedule of May 2026, which is effectively the same as the draft Schedule published for public consultation in October 2025.

5. In summary, the Borough proposes a revision to their existing CIL Charging Schedule. The revision relates to direct-let student housing which attracts a current (2026) indexed rate of £149.83. The proposed rate is £250. There is no rate change proposed for nomination student housing schemes which remain at £0. Unless otherwise stated, all figures in this report are £s per square metre.

Has the charging authority complied with the legislative requirements set out in the Act and the Regulations, including undertaking an appropriate level of consultation?

6. The proposed CIL Revision was subject to a 13-week consultation period beginning on 21 October 2025. The consultation documents were published on the Council website, copies were made available at the Council's principal office, letters were sent to all statutory consultees, a press notice was issued, all non-statutory consultees on the Council's planning data base were notified, posters were displayed in all Southwark libraries and updates were provided on the Council's Facebook and X pages. A total of 19 responses were received.

7. The Charging Schedule complies with the Act and the Regulations, including in respect of the statutory processes and public consultation, consistency with the Southwark Plan and the Infrastructure Delivery Plan, and is supported by an adequate financial appraisal. I also consider it compliant with the national policy and guidance contained in the NPPF and PPG respectively.

Is the draft charging schedule supported by background documents containing appropriate available evidence?

Infrastructure planning evidence

8. The Borough adopted its first CIL Charging Schedule in April 2015 and a partial review of the Charging Schedule came into effect in December 2017. The Southwark Plan was adopted in 2022. The 2017 Infrastructure Delivery Plan (IDP) identified a need for £2.22 billion for infrastructure. The Council point out that this figure is now likely to be higher given cost increases since 2017. Between 2019/20 and 2024/25, CIL and section 106 receipts totalled a little over £503.2 million. These figures demonstrate a significant funding gap. For Purpose Built Student Housing (PBSH) for schemes yet to be granted planning permission, the Council anticipate receipts of a little under £37.5 million assuming that the proposed rate of £250 is applied. The anticipated CIL receipts are expected to help mitigate some of the impacts likely to arise from PBSH through, for example, lighting,

[5] Now paragraph 35 (see footnote 2).

safety/accessibility works and cycle/pedestrian infrastructure.

9. In the light of the information provided, the proposed charge would therefore make only a modest but important contribution towards filling the likely funding gap. The figures demonstrate the need to levy CIL.

Economic viability evidence

10. In November 2024, a CIL Viability Update Study (VUS) was produced by BNP Paribas (BNPP). This work was amended in May 2025. In March 2026, a revised study of the viability of PBSH was produced by Quintic LLP, a private firm which emerged independently out of the original BNPP Viability Team. The assessment uses a residual valuation approach based on reasonable standard assumptions for a range of factors such as building costs, profit levels and fees.

11. BNPP tested 10 PBSH typologies reflecting the range of type, density and value of development in Southwark. Five of the typologies are for direct-let PBSH and five for nomination schemes. The schemes range from 250 to 650 student rooms. The viability work takes into account the three existing CIL Charging Zones that apply in Southwark.

12. The PBSH values used take into account policy HP5 Student Rooms in the 2022 Southwark Plan. This policy relates to the provision of affordable housing as part of direct let schemes and rents that are affordable to students (AS) as defined by the Mayor of London for both types of PBSH. Account is also taken of Policy 15 in the London Plan that deals with the identification of AS accommodation. The nomination rents applied are £223.18 which reflects a 2024 rent. For direct let rents, the VUS uses market evidence from rents for student housing from 26 schemes in the Borough. The direct let rents adopted for testing range from £280 per week in the low value areas for ensuite accommodation, to £560 per week for a studio flat in the high value area.

13. The testing allows for 98% occupancy in term time and a 50% occupancy for summer lets at market rents. The rents have been capitalised at yields of between 4.5% and 5%. The yields are based on market evidence published by Knight Frank and CBRE and recent experience of PBSH in Southwark.

14. Operating costs of £3,500 per room are applied in the VUS. This is updated in the work done by Quintic to £3,800 per room in response to a representation from Tribe Student Housing Limited.

15. As regards valuing affordable housing, BNPP use an in-house model that is based on the approach used by Registered Providers.[6] The net rental income stream over a 35-year period is capitalised. For social rent, a gross rent is calculated from a combination of relative property values and relative earnings. The net rent calculation takes into account standard Registered Providers management and maintenance costs, finance costs and an allowance for voids and bad debts. For intermediate housing, the assumptions are that Registered Providers will sell 25% of initial equity stakes and charge a rent of up to 2.75% of the retained equity. A 3% management fee is calculated and the net amount is then capitalised using a yield of 5%. Values may be capped to ensure that total costs are

[6] Housing associations or local authorities.

affordable on incomes identified by the Council.

16. Stace LLP provided the Council with build costs, including the additional costs associated with the Southwark Local Plan 2022. The costs take into account whether the units are nominated or direct let, the proportions of ensuites, studios, accessible studios and the number of affordable housing units. Demolition and, where appropriate, the cost of second staircases are included. BNPP add 6.2% for site/external works and a contingency allowance of 5%. BNPP assume professional fees at 10%, development finance at 6.5%, 1% for sales agents/marketing and 0.5% for legal fees on the student accommodation.

17. The Mayoral CIL is taken into account and section 106 costs are based on the worst cases scenario outlined in the Council's recent draft section 106 (S106) and CIL Supplementary Planning Document (SPD). A building Safety Levy is included, based on the published MHCLG rate. Acquisition and purchasers' costs are included, as are assumptions for development and sales periods.

18. Developers' profits are assumed to be 15% for student accommodation uses and 6% of Gross Development Value (GDV) for affordable housing. These percentages reflect the risk associated with the different forms of development.

19. Benchmark land values are not easy to establish with any consistency in an urban area such as Southwark. BNPP uses a broad judgement about benchmark land values and applies a 20% premium as an incentive for the owner to sell the land for development. High, medium and low benchmark values are assumed for each of the three adopted charging zones. The

    identified benchmark values per hectare range from £115.23 million to £9.25 million.

Are the proposed rates informed by and consistent with the evidence on viability across the charging authority's area?

Purpose Built Student Housing

20. For nomination schemes, the VUS evidence shows that viability is challenging. No change is recommended by BNPP to the existing nil rate applied to this form of PBSH. There is no convincing evidence that challenges this recommendation which is accepted by the Council. This report does not deal with this matter any further.

21. For direct-let schemes the viability picture is far more complicated. There is a spread of potential CIL rates which are largely dictated by benchmark land values and rental values within each typology. At the highest rental values there is considerable scope for a CIL rate up to £425 in CIL Zones 1 and 2. Schemes with a higher proportion of studio units also demonstrate strong viability. The VUS evidence is that there is also considerable scope for a CIL at this level for smaller typologies because of their lower build costs. For example, direct let 250 bed high and medium value schemes with 25% ensuites, 70% studios, 5% accessible studios and 35% affordable housing could accommodate a maximum rate of £425 within Zone 1, even with the highest benchmark level applied. This conclusion remains valid with the increased operating costs identified by Quintic in their March 2026 assessment.

22. The assessments done by BNPP and Quintic include the Mayoral CIL and assume a viability buffer of 30%. The assessments note that, in lower Zone 2 and Zone 3, viability of PBSH is challenging at the lowest rents tested but it is pointed out that schemes have come forward with a CIL charge of £149.83. The analysis by Quintic is that the updated CIL would have a relatively modest impact on residual land values in most cases. Quintic calculate that a charge of £250 would amount to between 2.99% and 6.93% of development costs with an average of 4.05%. The increase in costs compared to the present charge is calculated by Quintic as under 2%.

Has evidence been provided that shows the proposed rate or rates would not undermine the deliverability of the plan (see National Planning Policy Framework paragraph 34[7]).

23. The proposed increase in the CIL charge for direct let PBSH is challenged by some including James.R.Brown and Co Ltd (JRB) acting for Tribe Student Housing Ltd. JRB contend that the existing charge plus the maximum affordable housing/PBSH policy requirement are already prejudicial to the delivery of PBSH. This JRB contention is not supported by convincing evidence. In contrast, the Council argues that there is a strong and sustained level of PBSH activity in Southwark. The Council's claim is supported by robust evidence, dating from 2019 to 2026. Over this period, a total of 4,092 bedspaces have been built. As at the end of Financial Year 2025/2026, there are 1,629 bedspaces under construction with a further 3,258 consented but not yet started. The hearing was told that since June 2021, only 1 out of 15 PBSH planning permissions have lapsed. There are planning committee resolutions to grant permission for 3,307 bedspaces and 5 live applications for 3,115 bedspaces.

24. Another argument made by JRB is that the viability evidence produced by BNPP cannot be adequately tested, as it relies partly on an in-house model and the appraisal assumptions have not all been provided. Quintic point out that the in-house models used replicate how Registered Providers and developers undertake such appraisals, it follows standard residual valuation methodology, which is advocated by the PPG on Viability and CIL and the RICS professional standards. Furthermore, that the model has been successfully used in many CIL and Local Plan viability appraisals in London and across England. In relation to the assumptions, Quintic say that the critical assumptions have all been provided and that any challenger could, if they wished, set up their own appraisals on the basis of the assumptions detailed. I agree that the essential assumptions have been provided, and that for a purpose of setting CIL rates it is not necessary to provide details such as cash flow which are critical for individual projects.

25. To support their argument about the lack of transparency/validity of the assumptions in the VUS, JRB produced details of a scheme for PBSH and a self-storage facility at 257 -283 Ilderton Road SE15 1NS. JRB believed that scheme was not viable if a policy requirement payment in lieu equating to 35% for affordable housing was paid. The policy required a payment of £20,700,000. JRB's claim is somewhat undermined by the fact that the developer agreed to pay this amount and that Quintic assessed that having paid this amount there would still be a surplus of £5,879,543. Quintic makes the reasonable point that the availability of a surplus demonstrates

[7] Now paragraph 35 (see footnote 2).

that a higher CIL charge would have been possible on this scheme.

26. There are challenges to a number of the assumptions made in the VUS including the yields applied and the cost of finance. On yields, JRB argue that 5% should be the bottom of the range, with an average higher than this. Quintic point out that the most recent Knight Frank yield schedule identifies prime direct-let London PBSH to be 4.5%. The VUS tests a range of 4.5% to 5%. I note that the June 2026 RICS Modus journal contains an article entitled "Student Housing: from niche to established asset class". This article records that student housing yields in London have stabilised at 4.3%. The available evidence supports the yield assumptions taken by Quintic.

27. As regards finance costs, JRB say that typical rates are now 8.75% – 10%+ including in/out fees and describe the VUS figure of 6.5% as woefully inaccurate. Quintic regard 6.5% as within a reasonable range for an area wide assessment that is relevant over a long period of time. Quintic point out that prior to the period of ultra-low rates between, 2009 and 2022, development finance rates were around 6%. They further observe that 6.5% is the rate used by the Council in viability evidence for the CIL and S106 SPD and the Old Kent Road Action Area Plan. Quintic stress that there is no direct link between development finance rates and the Bank of England base rate and note that 6.5% is the rate adopted in numerous London borough Local Plan and CIL viability studies.

28. In my view the evidence provided by Quintic is soundly based on reasonable assumptions. I consider that the evidence justifies the proposed increase in the rate for direct-led PBSA in CIL Zones 1 and 2. In the lower value CIL Zone 3 location, the evidence points to policy compliant direct-let PBSH not generally being able to remain viable with the additional CIL rate imposed. The conclusion reached by BNPP is that, in the lower value parts of CIL Zone 2 and in Zone 3, viability is "more challenging". At the hearing it was explained that PBSH schemes are largely anticipated in the higher value CIL Zones and that to keep the proposed charge straightforward the Council favours the same charge in all three CIL charging zones. The evidence suggests that, in the lower value parts of Zone 2, viability is not quite as strong as it is in the higher value areas. Having a different rate in parts of CIL Zone 2 would introduce an undue complication as it would require the sub-division of the Zone. My recommendation is that the rate for direct-let student housing should be the proposed £250 in Zones 1 and 2 and remain at the existing £149.83 in CIL Zone 3 (**EM1**).

29. There are some representations that seek to use the CIL as a policy tool for controlling the location and scale of PBSH. This is a misunderstanding of the purpose of having a CIL.

30. Given the policy link between PBSH and affordable housing, some argue that the proposed increased charge would adversely impact on the delivery of affordable housing in Southwark. This might happen if the proposed increase were to make PBSH schemes generally unviable but this is not the case.

31. In setting the CIL charging rate the Council has had regard to detailed evidence on infrastructure planning and the economic viability evidence of the PBSH market in Southwark. The Council has tried to be realistic in terms of achieving a reasonable level of income to address an acknowledged gap in infrastructure funding, while ensuring that PBSH remains viable across

the Borough.

32. I consider the viability assessment to be robust and conclude that, subject to my recommendation set out in **EM1**, the proposed direct-let PBSH rates would not prejudice the delivery of student housing in the London Borough of Southwark.

Overall Conclusion

33. I conclude that the draft Southwark Community Infrastructure Levy Charging Schedule, subject to the making of the modification set out in **EM1**, satisfies the drafting requirements and I therefore recommend that the draft Charging Schedule be approved.

Keith Holland

Examiner

Attachments:

Appendix – Modifications that the examiner specifies so that the Charging Schedule may be approved.

Appendix: Examiner Modification

Examiner Modification (EM)	Page no./ other reference	Modification
EM1	Table 1 CIL Schedule	Student housing – direct-let: Zones 1 and 2. £250 Zone 3. £149.83

Appendix 3: Equalities Impacts and Needs Analysis (EINA)

Equality Impact and Needs Analysis

Guidance notes

Things to remember:

Under the Public Sector Equality Duty (PSED) public authorities are required to have due regard to the aims of the general equality duty when making decisions and when setting policies. Understanding the affect of the council's policies and practices on people with different protected characteristics is an important part of complying with the general equality duty. Under the PSED the council must ensure that:

- Decision-makers are aware of the general equality duty's requirements.
- The general equality duty is complied with before and at the time a particular policy is under consideration and when a decision is taken.
- They consciously consider the need to do the things set out in the aims of the general equality duty as an integral part of the decision-making process.
- They have sufficient information to understand the effects of the policy, or the way a function is carried out, on the aims set out in the general equality duty.
- They review policies or decisions, for example, if the make-up of service users changes, as the general equality duty is a continuing duty.
- They take responsibility for complying with the general equality duty in relation to all their relevant functions. Responsibility cannot be delegated to external organisations that are carrying out public functions on their behalf.
- They consciously consider the need to do the things set out in the aims of the general equality duty not only when a policy is developed and decided upon, but when it is being implemented.

Best practice guidance from the Equality and Human Rights Commission recommends that public bodies:

- Consider all the protected characteristics and all aims of the general equality duty (apart from in relation to marriage and civil partnership, where only the discrimination aim applies).
- Use equality analysis to inform policy as it develops to avoid unnecessary additional activity.
- Focus on the understanding the effects of a policy on equality and any actions needed as a result, not the production of a document.
- Consider how the time and effort involved should relate to the importance of the policy to equality.
- Think about steps to advance equality and good relations as well as eliminate discrimination.
- Use good evidence. Where it is not available, take steps to gather it (where practical and proportionate).
- Use insights from engagement with employees, service users and others can help provide evidence for equality analysis.

Equality analysis should be referenced in community impact statements in Council reports. Community impact statements are a corporate requirement in all reports to the following meetings: the cabinet, individual decision makers, scrutiny, regulatory committees and community councils. Community impact statements enable decision makers to identify more easily how a decision might affect different communities in Southwark and to consider any implications for equality and diversity.

The public will be able to view and scrutinise any equality analysis undertaken. Equality analysis should therefore be written in a clear and transparent way using plain English. Equality analysis may be published under the council's publishing of equality information, or be present with divisional/departmental/service business plans. These will be placed on the

website for public view under the council's Publications Scheme. All Cabinet reports will also publish related

Equality analysis should be reviewed after a sensible period of time to see if business needs have changed and/or if the effects that were expected have occurred. If not then you will need to consider amending your policy accordingly. This does not mean repeating the equality analysis, but using the experience gained through implementation to check the findings and to make any necessary adjustments.

Engagement with the community is recommended as part of the development of equality analysis. The council's Community Engagement Division and critical friend, the Forum for Equality and Human Rights in Southwark can assist with this (see section below on community engagement and www.southwarkadvice.org.uk).

Whilst the equality analysis is being considered, Southwark Council recommends considering Socio-Economic implications, as socio-economic inequalities have a strong influence on the environment we live and work in. As a major provider of services to Southwark residents, the council has a legal duty to reduce socio-economic inequalities and this is reflected in its values and aims. For this reason, the council recommends considering socio-economic impacts in all equality analyses, not forgetting to include identified potential mitigating actions.

Section 1: Equality impact and needs analysis details

Proposed policy/decision/business plan to which this equality analysis relates	Proposed Revised Community Infrastructure Levy (CIL) Charging Schedule (Student CIL Rate)

Equality analysis author		Leon Armitage-Dorrington			
Strategic Director:		Stephen Platts – Planning and Growth			
Department		Planning Policy	**Division**		Planning and Growth
Period analysis undertaken		June 2025			
Date of review (if applicable)		June 2025			
Sign -off		**Position**		**Date**	

Section 2: Brief description of policy/decision/business plan

1.1 Brief description of policy/decision/business plan

The Community Infrastructure Levy (CIL), introduced under the Planning Act 2008, is a tariff-based system that allows local authorities to charge developers for most new developments. The funds collected are used to deliver infrastructure necessary to support growth. Unlike Section 106 agreements, CIL can be used more flexibly, without requiring a direct geographical or functional link between the development and the infrastructure it funds. The CIL system is designed to be simpler, fairer, more transparent, and more predictable.

Under the CIL Regulations 2010 (as amended), each local authority must adopt a CIL Charging Schedule that specifies the levy rates applicable to different types of development across the Local Plan area. CIL is charged per square metre (sq.m) of net additional floorspace, and the CIL Charging Schedule must clearly outline how the charge is calculated for each development type.

Southwark Council is proposing a targeted review of its CIL rates for direct-let Purpose-Built Student Housing (PBSH). The proposed update would increase the indexed CIL rate for direct-let PBSH schemes from £146.46 to £250 per sq.m, while maintaining a nil rate for nomination-based schemes.

This proposal aims to strike a balance between securing vital infrastructure funding particularly for strategic projects such as the Bakerloo Line Extension in the Old Kent Road Opportunity Area and supporting the delivery of student and affordable housing. Under current planning policy:

- Direct-let PBSH schemes must provide:
    - 35% conventional affordable housing (25% social rent, 10% intermediate)
    - 27% affordable student rooms

To ensure transparency and stakeholder engagement, the updated CIL rates will be subject to public consultation. A draft Charging Schedule is scheduled for publication in November 2025, with consultation running from November to January 2026. The final schedule will be submitted for independent examination by Spring 2026.

Section 3: Overview of service users and key stakeholders consulted

2. Service users and stakeholders	
Key users of the department or service	The proposed review of the Community Infrastructure Levy (CIL) rates for direct-let PBSH in Southwark will affect several key user groups. Students, particularly those from low-income backgrounds, international students, and students with disabilities, rely on affordable PBSH to access higher education in Southwark. The availability and affordability of this student housing is essential to their ability to study and live in the borough. Local residents benefit from the infrastructure improvements funded by CIL contributions. These improvements include enhancements to transport, community facilities, and other public services that support the wider community. Developers delivering direct-let and nomination PBSH schemes are directly impacted by changes to the student CIL rates as the cost is accounted for in development viability. Landowners with sites suitable for PBSH development are also affected by the proposed changes. Higher education institutions that enter into nomination agreements with PBSH providers depend on the availability of PBSH for their enrolled students. The supply and affordability of this housing are important to their ability to support student needs.
Key stakeholders were/are involved in this policy/decision/business plan	The proposed revised CIL Charging Schedule has been prepared by the council's planning department. Input was also provided by other council departments and external consultants. The proposed revised CIL Charging Schedule has been reviewed by the Cabinet Member for New Homes and Sustainable Development. It is scheduled to be presented to the council's Cabinet in October 2025 for approval to proceed to public consultation. Members of the public will have the opportunity to comment on the proposed revised CIL Charging Schedule during the formal consultation period.

Section 4: Pre-implementation equality impact and needs analysis

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This section considers the potential impacts (positive and negative) on groups with 'protected characteristics', the equality information on which this analysis is based and any mitigating actions to be taken, including improvement actions to promote equality and tackle inequalities. An equality analysis also presents as an opportunity to improve services to meet diverse needs, promote equality, tackle inequalities and promote good community relations. It is not just about addressing negative impacts.

The columns include societal issues (discrimination, exclusion, needs etc.) and socio-economic issues (levels of poverty, employment, income). As the two aspects are heavily interrelated it may not be practical to fill out both columns on all protected characteristics. The aim is, however, to ensure that socio-economic issues are given special consideration, as it is the council's intention to reduce socio-economic inequalities in the borough. Key is also the link between protected characteristics and socio-economic disadvantage, including experiences of multiple disadvantage.

Socio-economic disadvantage may arise from a range of factors, including:

- poverty
- health
- education
- limited social mobility
- housing
- a lack of expectations
- discrimination
- multiple disadvantage

The public sector equality duty (PSED) requires us to find out about and give due consideration to the needs of different protected characteristics in relation to the three parts of the duty:

1. Eliminating discrimination, harassment and victimisation
2. Advancing equality of opportunity, including finding out about and meeting diverse needs of our local communities, addressing disadvantage and barriers to equal access; enabling all voices to be heard in our engagement and consultation undertaken; increasing the participation of under-represented groups
3. Fostering good community relations; promoting good relations; to be a borough where all feel welcome, included, valued, safe and respected.

The PSED is now also further reinforced in the two additional Fairer Future For All values:

- Always work to make Southwark more equal and just
- Stand against all forms of discrimination and racism

Age - Where this is referred to, it refers to a person belonging to a particular age (e.g. 32 year olds) or range of ages (e.g. 18 - 30 year olds).

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential Socio-Economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
The proposed review of the CIL rates for direct-let PBSH in Southwark is expected to have a positive impact on residents across all age groups, including those aged 65 and over. 70% of CIL funding will be allocated to borough-wide infrastructure projects, with 25% being designated for local community areas/projects and the remaining 5% for Cil collection expenses allowed under CIL Reg 61. These projects will focus on publicly accessible physical infrastructure improvements that support growth and are designed to benefit the wider community, regardless of age. All residents will benefit indirectly from the increased CIL revenue, which will support investment in local infrastructure such as accessible transport and community facilities.	Older residents could expect to benefit indirectly from increased CIL funding allocated to local infrastructure. Investments in accessible transport and community facilities can enhance access to essential services and help reduce socio-economic exclusion among older age groups. Younger adults, especially low-income students, often face socio-economic challenges such as limited financial resources and housing affordability. The proposed increase in the CIL rate to £250 per sq.m for direct-let PBSH has been designed to maintain development viability. This approach supports the continued delivery of affordable student housing, helping to address socio-economic needs across age groups. No adverse socio-economic impacts are anticipated, as the proposed increase seeks to balance the need for infrastructure investment with the importance of maintaining affordability for vulnerable and low-income groups.
Equality information on which above analysis is based	**Socio-Economic data on which above analysis is based**
The median age in Southwark is 33, which is below that of London as a whole (35). (Census 2021) Southwark has an ageing population. Between 2011 and 2021, the proportion of Southwark residents aged 0-9 fell from 12.6% to 10.5%, while the proportion aged 50 and over rose from 20.4% to 24.7%. (Census 2021) A 79% increase in the population of Southwark aged 65 or more is forecast by 2039. This incorporates a 92% increase in those over 75 and 87% growth in those over 85. (Strategic Housing Market Assessment Update 2019)	In 2021/22 approximately 23,000 children aged 0-15 in Southwark were living in poverty, after housing costs were factored in, equating to 36% of children in the borough. This is higher than the London average of 33%. (JSNA Annual Report 2023) Council wards with the highest proportions of child poverty (22-28%) include Old Kent Road, Faraday, North Walworth, Chaucer, and Borough and Bankside. Faraday ranks as the most deprived ward in Southwark. These areas overlap with the Old Kent Road, Elephant and Castle, and London Bridge/Bankside Opportunity Areas.

The areas with the highest proportions of elderly residents are in the south of the borough. Areas with the highest proportion of children are in the centre and south of the borough. (Census 2021) Older people are especially vulnerable to loneliness and social isolation. According to Age UK, more than 2 million people in England over the age of 75 live alone, and more than a million older people say they go over a month without speaking to a friend, neighbour or family member. (https://www.nhs.uk/mental-health/feelingssymptoms-behaviours/feelings-andsymptoms/loneliness-in-older-people/) Research by Imperial College has found that children living in London are particularly at risk of developing lifelong, chronic conditions due to air pollution. In addition, the health impacts of air pollution exposure continue well into old age, increasing the risk of various long-term health conditions and early death. (https://www.imperial.ac.uk/news/244355/review	(JSNA Annual Report 2023; JSNA Multi-ward Profiles 2023: West Central Southwark) In the last census, 5.6% of Southwark's economically active population were unemployed. The two areas (medium super output areas) with the highest levels of unemployment among the economically active population are Burgess Park (9.2%) and Peckham Park Road (7.4%). Unemployment is also high in South Bermondsey West (6.8%). All of these areas overlap with the Old Kent Road Opportunity Area. (Census 2021)
Mitigating and/or improvement actions to be taken	
As there are only positive impacts, no mitigating actions are required. The council will continue to monitor impacts on this group. The council will mitigate against any unforeseen issues that arise.	As there are only positive impacts, no mitigating actions are required. The council will continue to monitor impacts on this group. The council will mitigate against any unforeseen issues that arise.

Disability - A person has a disability if s/he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.

Please note that under the PSED due regard includes:

Giving due consideration in all relevant areas to ''the steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.'' This also includes the need to understand and focus on different needs/impacts arising from different disabilities.

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
The proposed update to the CIL Charging Schedule aims to enhance the quality and accessibility of the built environment across Southwark. By securing contributions towards	Those with disabilities could benefit through improved infrastructure, funded through the increase to the revised CIL rates for direct-let PBSH, which would

infrastructure that supports growth, the revised CIL rates for direct-let PBSH will help fund improvements that benefit all residents, including those with disabilities. Infrastructure projects supported by CIL funding, such as new or upgraded transport links, public spaces, and community facilities will be expected to meet high standards of accessibility. For example, future transport developments will be required to incorporate step-free access and inclusive design features to ensure they are fully accessible to all users. In areas where movement is currently constrained, such as through older retail and industrial sites, planned improvements to pedestrian routes and public spaces are likely to increase access to services and amenities for people with disabilities. However, during the construction phase of major infrastructure projects, there may be short-term negative impacts. These could include temporary disruptions to travel routes, such as the closure of footpaths, which may particularly affect individuals with mobility or visual impairments. Mitigation measures will be necessary to minimise these impacts and ensure safe, accessible alternatives are provided.	be redirected to projects such as those that improves public transport accessibility.
Equality information on which above analysis is based	**Socio-economic data on which above analysis is based**
In 2021, 8.2% of Southwark residents identified as being disabled and limited a lot. This was a decrease from 11.1% in 2011. Almost a quarter of households (33,000) had at least one resident with a disability. (Census 2021) The neighbourhoods with higher proportions of disability are Old Kent Road, South Bermondsey and Nunhead & Queen's Road. (Census 2021, quoted in JSNA Annual Report 2023) In 2019 there were 613 households in Southwark with unmet wheelchair accessible accommodation needs. (Strategic Housing Market Assessment Update 2019) Research conducted by the charity Sense has found that 61% of disabled people are chronically lonely. This figure rises to 70% for young disabled people. (https://www.sense.org.uk/media/latestpress-releases/loneliness-rises-dramaticallyamong-disabled-people/)	The Joseph Rowntree Foundation has found that poverty rates for households with a disabled person or informal carer are much higher than average. (Jospeh Rowntree Foundation, 'UK Poverty 2023' (available at: https://www.jrf.org.uk/report/ukpoverty-2023))

Mitigating and/or improvement actions to be taken	
As there are no negative impacts, no mitigating actions are required. The council will continue to monitor impacts on this group. The council will mitigate against any unforeseen issues that arise.	As there are no negative impacts, no mitigating actions are required. The council will continue to monitor impacts on this group. The council will mitigate against any unforeseen issues that arise.

Gender reassignment: The process of transitioning from one gender to another.

Gender Identity: Gender identity is the personal sense of one's own gender. Gender identity can correlate with a person's assigned sex or can differ from it.

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
The proposed update to the CIL Charging Schedule is intended to support the delivery of infrastructure that improves the quality of the built environment across Southwark. By funding projects that promote inclusive, accessible, and well-designed public spaces, the revised CIL rates for direct-let PBSH are expected to have a positive impact on people of all genders, including those whose gender identity differs from that assigned at birth. The implementation of the revised CIL Charging Schedule, alongside wider planning policies, will help to support the development of balanced and mixed communities with infrastructure that meets the needs of diverse population groups. This includes access to safe and inclusive public spaces, transport, and community facilities. Over the longer term, the investment in infrastructure is expected to contribute to improved community safety and cohesion.	The revised CIL Charging Schedule could increase infrastructure provision that could especially benefit trans people.
Equality information on which above analysis is based.	**Socio-economic data on which above analysis is based**
1.23% of people aged 16 years and over in Southwark have a gender identity different from their sex registered at birth. (Census 2021)	One in four trans people have experienced homelessness at some point in their lives. (Stonewall, 'LGBT in Britain: Trans Report 2018 (available at: https://www.stonewall.org.uk/system/files/lgbt_in_britain_-_trans_report_final.pdf))

8.1% of people in the Burgess Park area have reported a gender identity different from their sex registered at birth. This is the highest figure of any area (medium super output area) in England and Wales. (Census 2021) Nationwide, 41% of trans people and 31% of non-binary people have experienced a hate crime or incident because of their gender identity in the last 12 months. (Stonewall, 'LGBT in Britain: Trans Report 2018 (available at: https://www.stonewall.org.uk/system/files/lgbt_in_britain_-_trans_report_final.pdf))	
Mitigating and/or improvement actions to be taken	
As there are no negative impacts, no mitigating actions are required. The council will continue to monitor impacts on this group. The council will mitigate against any unforeseen issues that arise.	As there are no negative impacts, no mitigating actions are required. The council will continue to monitor impacts on this group. The council will mitigate against any unforeseen issues that arise.

Marriage and civil partnership – In England and Wales marriage is no longer restricted to a union between a man and a woman but now includes a marriage between a same-sex couples. Same-sex couples can also have their relationships legally recognised as 'civil partnerships'. Civil partners must not be treated less favourably than married couples and must be treated the same as married couples on a wide range of legal matters. **(Only to be considered in respect to the need to eliminate discrimination.)**

Potential impacts (positive and negative) of proposed policy/decision/business plan	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
The proposed update to the CIL Charging Schedule is intended to support the delivery of infrastructure that enhances the quality of the built environment across Southwark. By funding improvements to public spaces, transport, and community facilities, the revised CIL rates for direct-let PBSH aim to support the development of inclusive, balanced, and mixed communities. These improvements are expected to benefit all residents, regardless of marital or civil partnership status. Enhanced infrastructure and safer, more accessible public environments can contribute to improved community cohesion and quality of life for couples and families, as well as individuals. Over the long term, the investment in infrastructure is anticipated to have a positive impact on community safety and	The council expects that the revised CIL Charging Schedule will have no particular positive or negative socio-economic impacts on this group.

social inclusion, supporting the wellbeing of people in all types of relationships.	
Equality information on which above analysis is based	**Socio-economic data on which above analysis is based**
The latest census found that 26.9% of Southwark residents were married or in a civil partnership. This was a fall from 29.4% in 2011. Southwark had the fourth-highest percentage of adults who had never been married or in a civil partnership of all English local authorities. The proportion of residents who are married or in a civil partnership is significantly higher in the south of the borough than the north. (Census 2021)	None.
Mitigating or improvement actions to be taken	
As there are no negative impacts, no mitigating actions are required. The council will continue to monitor impacts on this group. The council will mitigate against any unforeseen issues that arise.	As there are no negative impacts, no mitigating actions are required. The council will continue to monitor impacts on this group. The council will mitigate against any unforeseen issues that arise.

Pregnancy and maternity - Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth, and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
The proposed update to the CIL Charging Schedule is expected to support improvements to infrastructure across Southwark that will benefit pregnant women and parents with young children. Planned investments in transport and public realm enhancements are likely to increase accessibility to services, amenities, and community facilities. These improvements are particularly important for individuals who may face mobility challenges during pregnancy or while caring for young children. Infrastructure designed to high accessibility standards, including step-free access and safe, well-connected pedestrian routes, can significantly	The council expects that the revised CIL Charging Schedule will have no particular positive or negative socio-economic impacts on this group.

improve ease of movement and access to essential services. However, during the construction phase of major infrastructure projects, there may be short-term negative impacts. These could include temporary disruptions to travel routes, such as the closure of footpaths, which may affect those with limited mobility or those using prams or pushchairs. Appropriate mitigation measures will be necessary to minimise disruption and ensure safe, accessible alternatives are available during construction.	
Equality information on which above analysis is based	**Socio-economic data on which above analysis is based**
The total number of babies born in Southwark has been decreasing year on year over the past 10 years. The decline in the fertility rate in Southwark is seen across all age groups, but particularly among younger women. The average age of mothers giving birth in Southwark in 2022 was around 33 years. Across the borough there is substantial variation in the number of births each year, with rates highest in Dulwich and Peckham Rye. The general fertility rate is lowest in Nunhead & Queen's Road, at 27 births per 1,000. This ward has also seen the greatest decline over the decade (59%). (JSNA Annual Report 2023; JSNA Multiward Profiles 2023: East Central Southwark)	MBRRACE-UK's 2022 report found that women living in the most deprived areas have the highest maternal mortality rates and are two and a half times more likely to die than their counterparts living in the least deprived areas. (M-BRRACE-UK, 2022, 'Saving Lives, Improving Mothers' Care: Lessons learned to inform maternity care from the UK and Ireland Confidential Enquiries into Maternal Deaths and Morbidity 2018– 20' (available at: https://www.npeu.ox.ac.uk/mbrraceuk/reports
Mitigating and/or improvement actions to be taken	
As there are no negative impacts, no mitigating actions are required. The council will continue to monitor impacts on this group. The council will mitigate against any unforeseen issues that arise.	As there are no negative impacts, no mitigating actions are required. The council will continue to monitor impacts on this group. The council will mitigate against any unforeseen issues that arise.

Race - Refers to the protected characteristic of Race. It refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins. N.B. Gypsy, Roma and Traveller are recognised racial groups and their needs should be considered alongside all others

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
The proposed update to the CIL Charging Schedule is expected to increase funding for infrastructure projects across Southwark. These projects are intended to benefit all residents, regardless of race or ethnic background. Unemployment rates in Southwark are generally higher among Black and Minority Ethnic (BME) communities. By supporting the delivery of critical infrastructure and enabling wider regeneration, the revised CIL schedule has the potential to contribute to economic growth and job creation. This includes the provision of thousands of new employment opportunities, which may help to reduce levels of economic deprivation experienced by people of all races. However, it is recognised that language barriers may affect access to information about the revised CIL Charging Schedule and related planning documents. Non-native English speakers may find it more difficult to understand technical documents. To address this, efforts should be made to ensure that consultation materials are accessible and inclusive, including the use of plain language and translated materials where appropriate.	Development will be concentrated in Opportunity Areas and the centre of the borough. Many of these areas have large black and minority ethnic communities. Development will provide new infrastructure in these areas. This will benefit black and minority ethnic communities.
Equality information on which above analysis is based	**Socio-economic data on which above analysis is based**
Southwark is a very ethnically diverse borough. In 2021, 51.4% of residents identified as white (a decrease from 54.2% in 2011). 25.1% identified as 'Black, Black British, Black Welsh, Caribbean or African'. 9.9% identified as 'Asian, Asian British or Asian Welsh'. 6.3% identified as 'Arab of any other ethnic group'. (Census 2021) Areas with the highest concentrations of white residents are mostly in the south of the borough and the Rotherhithe peninsula. Areas with the highest proportions of Black residents are mostly in the centre of the borough. The areas with the highest proportion of Asian residents are Borough and Elephant and Castle. (Census 2021) National research by UCL has found that Black and Asian adults over the age of 65 years are almost twice as likely to report having no close friends (9% and 7% respectively) compared to White and mixed or 'other' ethnicity adults of the same age (both 4%). (https://www.ucl.ac.uk/ioe/news/2020/jan/olderethnic-minority-adults-have-fewer-close-friends)	29% of Black residents live in the borough's most deprived neighbourhoods, while only 17% of the borough's white residents live in these neighbourhoods. (JSNA Annual Report 2023) Areas (medium super output areas) in Southwark with the highest proportions of Black residents include Peckham Park Road (48.8%), Burgess Park (38.7%) and South Bermondsey West (31.7%). In addition, the area with the highest proportion of residents identifying as 'other ethnic group' is Burgess Park (15.6%). These areas overlap with the Old Kent Road Opportunity Area. The Areas with the highest proportions of Asian residents are Elephant and Castle (21%) and Borough and

	Southwark Street (19%). These areas overlap with the Elephant and Castle and London Bridge/Bankside Opportunity Areas. (Census 2021)
Mitigating and/or improvement actions to be taken	
Non-native English speakers may find it hard to understand the consultation documents. Upon request the council can translate the documents into other languages. The document also adheres to Hemmingway plain English guidelines.	As there are no negative impacts, no mitigating actions are required. The council will continue to monitor impacts on this group. The council will mitigate against any unforeseen issues that arise.

Religion and belief - Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (e.g. Atheism). Generally, a belief should affect your life choices or the way you live for it to be included in the definition.	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
The proposed update to the CIL Charging Schedule is expected to support the delivery of infrastructure improvements across Southwark that benefit people of all religions and beliefs, including those with no religious affiliation. Projects will include publicly accessible physical infrastructure such as transport improvements, open spaces, and health facilities, which are intended to serve the needs of the entire community. By enhancing access to essential services and creating inclusive public spaces, the updated Charging Schedule supports the development of a built environment that is welcoming and accessible to individuals of all faiths and beliefs.	The council expects that the revised CIL Charging Schedule will have no particular positive or negative socio-economic impacts on this group.
Equality information on which above analysis is based	**Socio-economic data on which above analysis is based**
The latest census found that 43.3% of Southwark residents identify as Christian and 9.6% identify as Muslim. 36.4% identify as having no religion. (Census 2021)	None.

Mitigating and/or improvement actions to be taken	
As there are no negative impacts, no mitigating actions are required. The council will continue to monitor impacts on this group. The council will mitigate against any unforeseen issues that arise.	As there are no negative impacts, no mitigating actions are required. The council will continue to monitor impacts on this group. The council will mitigate against any unforeseen issues that arise.

Sex - A man or a woman.	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
The proposed update to the CIL Charging Schedule is expected to support the delivery of infrastructure improvements across Southwark that will benefit both men and women. These improvements include new transport links, open spaces, and health facilities, all of which contribute to a safer, more accessible, and inclusive built environment. CIL funding will be allocated to projects that will deliver publicly accessible infrastructure that supports growth and serves the needs of all residents. Over the long term, the investment in infrastructure is anticipated to enhance community safety and cohesion.	The revised CIL Charging Schedule could increase infrastructure which could especially benefit women.
Equality information on which above analysis is based	**Socio-economic data on which above analysis is based**
The Census 2021 found that 51.6% of Southwark's residents are women and 48.4% are men. (Census 2021) According to Plan International UK, 66% of girls in the UK have experienced sexual attention or sexual or physical contact in a public place. (Plan International, 'Street Harassment: It's Not OK', 2018 (available at: https://plan-uk.org/streetharassment/its-not-ok))	According to Plan International UK, 66% of girls in the UK have experienced sexual attention or sexual or physical contact in a public place. (Plan International, 'Street Harassment: It's Not OK', 2018 (available at: https://plan-uk.org/streetharassment/its-not-ok)) 71% of women of all ages in the UK have experienced some form of sexual harassment in a public space. This number rises to 86% among 18-24-year-olds. (APPG for UN Women, 'Prevalence and reporting of sexual harassment in UK public spaces', 2021 (available at: https://www.google.com/url?sa=t&rct=j&q=&esrc=

71% of women of all ages in the UK have experienced some form of sexual harassment in a public space. This number rises to 86% among 18-24-year-olds. (APPG for UN Women, 'Prevalence and reporting of sexual harassment in UK public spaces', 2021 (available at: https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&cad=rja&uact=8&ved=2ahUKEwjo4qeZp8iNAxWGZ0EAHTgyHh4QFnoECBsQAQ&url=https%3A%2F%2Fwww.unwomenuk.org%2Fsite%2Fwpcontent%2Fuploads%2F2021%2F03%2FAPPGUN-Women-Sexual-HarassmentReport_Updated.pdf&usg=AOvVaw1oyMsN7yS5 MV58d4i4M8gM&opi=89978449)	s&source=web&cd=&cad=rja&uact=8&ved=2ahUKEwjo4qeZp8iNAxWGZ0EAHTgyHh4QFnoECBsQAQ&url=https%3A%2F%2Fwww.unwomenuk.org%2Fsite%2Fwpcontent%2Fuploads%2F2021%2F03%2FAPPGUN-Women-Sexual-HarassmentReport_Updated.pdf&usg=AOvVaw1oyMsN7yS5 MV58d4i4M8gM&opi=89978449)
Mitigating and/or improvement actions to be taken	
As there are no negative impacts, no mitigating actions are required. The council will continue to monitor impacts on this group. The council will mitigate against any unforeseen issues that arise.	As there are no negative impacts, no mitigating actions are required. The council will continue to monitor impacts on this group. The council will mitigate against any unforeseen issues that arise.

Sexual orientation - Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
The proposed update to the CIL Charging Schedule is intended to support the delivery of inclusive infrastructure across Southwark that benefits all residents, regardless of sexual orientation. By funding improvements to transport, public spaces, and community facilities, the revised CIL Charging Schedule contributes to the creation of safe, welcoming, and accessible environments. The implementation of the revised CIL Charging Schedule, alongside wider planning policies, will help to support the development of balanced and mixed communities with sufficient infrastructure to meet the needs of diverse population groups. Over time, these improvements are expected to enhance community safety and cohesion. Increased CIL funding will also support the delivery of safety-oriented design in the public realm.	The revised CIL Charging Schedule could increase infrastructure which could especially benefit LGBTQ+ people.
Equality information on which above analysis is based	**Socio-economic data on which above analysis is based**
In the latest census 8.08% of Southwark's residents identified as LGBTQ+. This is the fourth highest figure of any local authority district in England and Wales. The areas with the highest proportion of LGBTQ+ residents are in the northwest of the borough. (Census 2021) According to research by Yougov, over a third of LGBTQ+ people say they don't feel comfortable walking down the street holding their partner's hand. This rises to three in five for gay men. One in five LGBTQ+ people have experienced a hate crime or incident due to their sexual orientation and/or gender identity in the last 12 months. (Stonewall and Yougov, 'LGBT in	According to research by Yougov, over a third of LGBTQ+ people say they don't feel comfortable walking down the street holding their partner's hand. This rises to three in five for gay men. One in five LGBTQ+ people have experienced a hate crime or incident due to their sexual orientation and/or gender identity in the last 12 months. (Stonewall and Yougov, 'LGBT in Britain: Hate Crime and Discrimination', 2017 (available at: https://www.stonewall.org.uk/system/files/lgbt_in_britain_hate_crime.pdf))

Britain: Hate Crime and Discrimination', 2017 (available at: https://www.stonewall.org.uk/system/files/lgbt_in_britain_hate_crime.pdf))	
Mitigating and/or improvement actions to be taken	
As there are no negative impacts, no mitigating actions are required. The council will continue to monitor impacts on this group. The council will mitigate against any unforeseen issues that arise.	As there are no negative impacts, no mitigating actions are required. The council will continue to monitor impacts on this group. The council will mitigate against any unforeseen issues that arise.

Human Rights There are 16 rights in the Human Rights Act. Each one is called an Article. They are all taken from the European Convention on Human Rights. The Articles are The right to life, Freedom from torture, inhuman and degrading treatment, Freedom from forced labour , Right to Liberty, Fair trial, Retrospective penalties, Privacy, Freedom of conscience, Freedom of expression, Freedom of assembly, Marriage and family, Freedom from discrimination and the First Protocol
Potential impacts (positive and negative) of proposed policy/decision/business plan
The proposed review of the CIL rates for direct-let PBSH in Southwark aims to update the existing CIL Charging Schedule. This will ensure that any negative impacts associated with new development is mitigated and the benefits for residents as a result of infrastructure provision are maximised to their most viable extent.
Information on which above analysis is based
None
Mitigating and/or improvement actions to be taken
As there are no negative impacts, no mitigating actions are required. The council will continue to monitor impacts on this group. The council will mitigate against any unforeseen issues that arise.

Conclusions

The increased CIL rate for direct-let PBSH will have no negative impacts on equalities in Southwark. The CIL secured will lead to benefits for all groups. The revised CIL rate will provide indirect benefits for some groups. It will do this through providing certain types of infrastructure where development occurs. This process will bring clarity to developers regarding CIL contributions. In conclusion, the council should publish the revised CIL Charging Schedule.

Agenda Item 14

Meeting Name:	Executive
Date:	15 September 2026
Report title:	Policy and Resources: Revenue Monitoring report Month 4, 2026-27
Executive Member:	Councillor Sam Foster, Executive Member for Finance and General Purposes
Ward(s) or groups affected:	All
Classification:	Open
Reason for lateness (if applicable):	Not applicable

FOREWORD - COUNCILLOR SAM FOSTER, EXECUTIVE MEMBER FOR FINANCE AND GENERAL PURPOSES

This report gives the financial position of Southwark's General Funding, Housing Revenue Account, and Dedicated Schools Grant as of month four of the 2026-27 financial year.

The budget inherited by this administration continues to overspend. In the General Fund, the forecast overspend has worsened since July's financial remit report, growing to £40.8m from £34.3m. Despite the large overspend in the 2025-26 financial year, the previous administration did not take action to address the ongoing challenges, and allowed them to worsen. This situation in the General Fund is our most acute financial challenge, exacerbated by the government cuts to our grant funding that are only set to bite from next year.

The key drivers of the overspend in the General Fund are the familiar pressures in temporary accommodation (TA) and Children and Adult's Services, as well as in No Recourse to Public Funds (NRPF). Other challenges include overspends in Legal Services and an unachieved saving in Corporate Facilities Management, which we are looking to replace as a part of the ongoing savings process.

We are facing the scale of this challenge head-on, calling on the government to reverse the austerity they are imposing on us, and implementing a robust and responsible savings process, to deliver financial stability to the borough while mitigating any impact on our residents from the pressures. Their involvement in our budget process is critical to ensuring that the decisions we take are the right ones, and to that end we will soon be launching our borough-wide budget participation process.

The Housing Revenue Account (HRA) remains finely balanced, and is forecasting a net overspend of £0.5m. Delivering ongoing savings in the HRA is a key priority for the administration to ensure stability. We are placing a particular focus on improving the turnaround of voids, historically far too slow, as too many homes lie empty for too long in the current housing crisis.

RECOMMENDATIONS

Recommendations for the Executive to note

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)

REASONS FOR RECOMMENDATIONS

5. Not applicable

ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

6. None considered as this is a revenue monitoring report for 2026-27.

POST DECISION IMPLEMENTATION

7. Not applicable

BACKGROUND INFORMATION

8. This report sets out the forecast position at month 4 for the General Fund (GF), Housing Revenue Account (HRA), Departmental and Transformation Savings and the Dedicated Schools Grant (DSG) for the 2026-27 financial year.

9. The council's general fund drew down £25.3m of general reserves to balance the outturn in 2025-26. This was the second year in recent history that the council was unable to fully mitigate overspends by year end, following on from 2024-25 where the council's general fund drew down £5.3m to balance the outturn. Monitoring reports will now present the gross variance by department before the use of reserves, so that the reported in-year position is consistent with the presentation of the final year-end outturn. In previous years, monitoring reports showed departmental use of reserves separately from an additional variance funded from reserves; the revised approach provides a simpler and clearer presentation of the underlying departmental position. The general fund forecast for 2026-27, on this basis, is an overspend position of £40.8m which will need urgent attention to ensure long term financial stability.

10. In 2025-26, the HRA drew down £1.4m from reserves. For 2026-27, a net overspend of £0.5m is forecast. While this represents a relatively balanced

position overall, significant underlying budget pressures remain and continue to pose a risk to the HRA's longer-term financial sustainability.

11. The Dedicated Schools Grant (DSG) is forecasting an unfavourable variance of £5.9m. This is wholly attributable to pressures within the High Needs Block. Demand for Special Educational Needs and Disability (SEND) placements continues to grow, alongside inflationary increases in placement costs.

12. The council agreed a balanced general fund budget on 25 February 2026 including a 2.99% council tax increase and a contribution from earmarked reserves of £5m. The council also approved budget decisions which included efficiencies, savings and additional income generation of £17m within the general fund for 2026-27. Performance on achieving these savings, and significant variances are included in the departmental narratives and at appendix A.

13. Consumer Price Index (CPI) inflation is currently 2.8% in June 2026, but CPI for services provision is higher, at 3.6%, which will continue to impact adversely on council services. The Bank of England base rate is 3.75% and remains relatively high which continues to increase the cost of council borrowing. The cost of borrowing continues to pose a material risk to the sustainability of the Housing Revenue Account (HRA).

KEY ISSUES FOR CONSIDERATION

GENERAL FUND (GF)

14. The forecast outturn position for the General Fund at Month 4 is an adverse variance of £40.8m before the utilisation of reserves, as set out in Table 1. The table shows the projected departmental budget outturn variances. This follows the 2025-26 outturn position reported to the July Policy and Resources Executive, which showed an overspend of £25.3m after the use of the general contingency and before the use of reserves.

15. The 2025-26 overspend required a drawdown from council reserves and highlighted the continuing risk that unmitigated demand pressures pose to the Medium Term Financial Strategy. For 2026-27, the council’s budget was set in February 2026 and included a package of departmental savings, with the current RAG-rated position on delivery shown in Appendix A. The projected £40.8m adverse variance is reported before the use of reserves, so that the underlying budget pressure is clear and the report can show the overall level of reserves expected to remain at year end. Chief Officers remain responsible for managing budget overspends, with mitigations to address demand-led and inflationary pressures set out in the departmental narratives.

Table 1: 2026-27 General Fund Forecast Month 4

General Fund	Budget	Forecast	Forecast Variance
Housing GF	38,217	54,419	16,202
Children and Adults Services	228,864	239,648	10,784
Integrated Health and Care	3,909	3,909	0
Environment Sustainability & Leisure	107,161	109,387	2,227
Resources	16,882	20,215	3,333
HR & CFM	3,302	5,238	1,936
Strategy and Communities	8,287	9,587	1,300
Corporate Transformation	(9,915)	(915)	9,000
Service Budgets	**396,706**	**441,488**	**44,782**
General Contingency	4,000	-	(4,000)
Technical Budgets	24,152	24,152	0
General Fund Outturn	**424,858**	**465,640**	**40,782**

16. The projected overspend is largely attributed to the following key variances:

- **Housing** - demand pressures in temporary accommodation (TA).
- **Children's and Adults' Services** – significant financial pressures driven by rising costs across the sector, higher levels of need as residents await NHS treatment or procedures, high-cost placements for children with very complex needs, and demand for home-to-school transport for children with special educational needs.
- **Environment, Sustainability and Leisure** - overspends in 'No Recourse to Public Funds' (NRPF) budgets, together with additional pressures from the continued rollout of environmental improvement programmes and the implementation of the borough-wide food waste collection service.
- **Resources** - overspends in Legal Services, primarily due to external legal support for specialist cases and/or demand beyond the capacity of the in-house team, together with transformation costs in Digital and Residents Experience relating to the withdrawal from Brent Shared Services and the creation of in-house capacity.
- **HR and Corporate Facilities Management** - in-year non-achievement of planned savings in CFM, together with costs relating to the transformation of the HR team, reflecting a planned strategy for HR transformation.

GENERAL FUND DEPARTMENTAL NARRATIVES

The departmental narratives for month 4, 2026-27 are as follows:

- Housing General Fund (paragraphs 17-25)
- Children and Adults Services (paragraphs 27- 45)

- Integrated Health and Care (paragraphs 46-48)
- Environment, Sustainability and Leisure (paragraphs 49-66)
- Resources (paragraphs 67-72)
- HR and CFM (paragraph 73-74)
- Strategy and Communities (paragraphs 75-81)

HOUSING – GENERAL FUND

Overview

17. At month 4, the Housing General Fund is forecasting a net revenue overspend of £16.2m against a budget of £38.2m, with forecast expenditure of £54.4m. This represents a deterioration of £0.4m since the £15.8m position reported at the end of 2025-26. The forecast continues to be driven overwhelmingly by pressures within Temporary Accommodation (TA), which account for almost the entire adverse variance.

Temporary Accommodation

18. Housing Needs & Support is forecasting an overspend of £16.2m, of which £16.1m relates to TA. Forecast TA expenditure is £45.6m against a budget of £29.5m.

19. The principal pressure remains the continued use of nightly paid accommodation, which is typically emergency accommodation secured on a short-term, spot-purchase basis from accommodation providers, hotels and hostels. This costs approximately £86 per night. By comparison, leased accommodation, where properties are secured under longer-term leasing arrangements, costs around £66 per night when managed by an external provider and approximately £52 per night when managed directly by the council. The lower costs associated with leased accommodation reflect the greater certainty of supply and reduced management and procurement costs.

20. Despite these pressures, there are early signs of stabilisation. Nightly paid placements have reduced from 1,505 in March to 1,471 in July, with a corresponding increase in lower-cost leased accommodation.

21. The overall number of households in TA has nevertheless risen from 4,265 to 4,354 since March, maintaining significant budget pressure.

22. Asset Management services are forecasting a relatively minor overspend of £0.1m, primarily within the Home Improvement Agency and Handyperson Service.

Mitigating Actions

23. A programme of recovery actions is underway to reduce the cost of TA and improve financial sustainability. These include:

- Increasing use of the Dynamic Purchasing System and renegotiating provider rates.
- Moving households from high-cost nightly paid accommodation into lower-cost leased accommodation where appropriate.
- Expanding prevention and move-on activity, including greater use of the private rented sector.
- Bringing additional accommodation into use through LAHF-funded properties and wider acquisition activity.
- Implementing a focused Voids Improvement Programme to maximise available accommodation supply.

24. A key opportunity remains the reduction of void properties. There are currently 498 TA-related voids, and achieving a 5% monthly turnaround rate could generate savings of approximately £3m per annum on a full-year basis.

Risks

25. The financial position remains highly sensitive to:

- The number of households requiring TA.
- The balance between nightly paid and leased accommodation.
- Provider charging rates and subsidy recovery levels.
- The pace at which recovery actions can be translated into cashable savings.
- Delivery of reductions in void levels and increases in lower-cost accommodation

26. To summarise, while the month 4 forecast continues to present a significant challenge, there are encouraging signs that growth in accommodation costs is beginning to stabilise. The focus for the remainder of 2026-27 will be on accelerating delivery of the TA recovery programme, strengthening financial modelling and scenario planning, quantifying savings, and ensuring that mitigation actions translate into measurable reductions in expenditure. Without sustained progress in reducing reliance on high-cost accommodation and improving void performance, considerable financial risk will remain for both the current year and the medium-term financial strategy.

CHILDREN'S AND ADULTS' SERVICES

Overview

27. Children's and Adults' Services is forecasting an unfavourable variance of £10.8m. The department is facing significant financial pressures as a result of rising costs across the sector, with adult social care especially affected by higher levels of need as residents await NHS treatments, resulting in deconditioning and slower recovery. In Children's Services, pressures arise from high-cost placements for children with complex needs and growing demand for home-to-school transport. These pressures are compounded by several years of higher than inflationary pressures. The service is actively pursuing in year action to mitigate these pressures. While this supports this financial year's deficit, further management action is required to secure a sustainable financial position in the medium term.

28. The Department has a clear line of sight over its financial position through comprehensive budget monitoring arrangements, supported by detailed reporting from each service area. The Children's and Adults' Board which includes senior officers from Finance and HR, is overseeing the delivery of management actions to address these pressures.

29. The Dedicated Schools Grant (DSG) is forecasting an unfavourable variance of £5.9m. This is wholly attributable to pressures within the High Needs Block. Demand for Special Educational Needs and Disability (SEND) placements continues to grow, alongside inflationary increases in placement costs. Despite these pressures, Southwark has received no inflationary increase in High Needs funding for 2026-27. Therefore, the Council is required to meet rising placement and support costs from an unchanged funding allocation, resulting in a projected £5.9m overspend. The pressure is concentrated within specialist SEND provision, particularly independent, academy and post-16 placements.

Adult Social Care

30. Adult social care is forecasting an adverse variance of £8.1m. The service continues to face significant and sustained financial pressures in 2026-27, reflecting rising costs driven by ongoing market fragility across the care sector, including inflationary increases in provider fees, especially within nursing, residential and homecare. In addition, higher levels and complexity of client need, as well as the continued impact of hospital discharge pathways and high-cost mental health and learning disability placements, are also driving these pressures.

31. The service is actively mitigating these pressures while ensuring statutory duties continue to be met. This includes strengthened demand management and placement controls, closer scrutiny of high-cost care packages, and a focus on step-down and move-on pathways to prevent unnecessary cost escalation. The service is also progressing transformation and efficiency measures aimed at improving financial sustainability over the medium term. These include maximising the use of flexi-care and supported accommodation, reviewing block contract arrangements to improve value for money, and progressing changes to non-statutory provision where this can be achieved safely.

32. Adult Social Care has been working closely with NHS partners to deliver better health and social care outcomes for the residents of Southwark. Changes to the NHS in 2025 have impacted delivery and caused some delays. The council is working constructively with NHS colleagues to mitigate these impacts, but further challenges are likely while national reforms to finance and restructure Health and Social Care continue, particularly in relation to integrated commissioning.

33. Adult Social Care also benefits from a strong and well-established working relationship with Finance and HR colleagues, which supports effective oversight, workforce planning and delivery of the services' improvement and financial management activity. These arrangements will remain important as the service responds to continuing sector reform, including the government's review of Adult Social Care and the proposed development of a National Care Service.

34. The 2026-27 Local Government Finance Settlement introduced significant changes to Adult Social Care funding by consolidating several long-standing ring-fenced grants, including the Social Care Grant and Market Sustainability Grant, into the Revenue Support Grant and removing their ring-fences. While these reforms simplify funding arrangements and reduce reporting requirements, they do not provide additional protection against the continuing demand, inflationary and workforce pressures facing Adult Social Care services.

Children's Services

35. Children's services are forecasting an adverse variance of £2.7m. The key areas of pressure are placements costs for children in care and home to school transport for children with education, health and care plans (EHCPs).

36. In Children's Social Care the key risk area is residential care due to young people with very complex needs (including mental health needs), and the shortage of suitable placements. The service is working hard to address the lack of sufficient placements through opening two children's homes and increasing the capacity of commissioned semi-independent accommodation providers within the borough.

37. While a significant shortage in the supply of children's social workers remains a major challenge across London and the country, the Council's recruitment and retention initiatives have helped mitigate this position to some extent. The Council's plans for key-worker housing are expected to have a positive impact, which the service looks forward to seeing materialise.

38. The 2026-27 Local Government Finance Settlement introduced the new ring-fenced grant called Children, Families and Youth Grant, bringing together a number of children's funding streams into a single grant designed to support the Government's programme of children's social care reform. The grant supports the implementation of the Families First Partnership Programme, including Family Help services, multi-agency safeguarding arrangements and enhanced support for family networks. In the longer term, the reforms are intended to improve outcomes for children and families, reduce inequalities and moderate demand for high-cost statutory interventions, including children's social care placements. Alongside the introduction of the new ring-fenced grant, previous funding streams were de-ringfenced and rolled into general local government funding from 2026-27.

39. In Education general fund, home-to-school transport remains a significant area of financial pressure, with spend continuing to rise year-on-year as the number of children with EHCP increases and needs become more complex.

40. The service is implementing a range of mitigation actions to manage this, including expanding the use of personal budgets for both in-borough and out-of-borough placements, which has helped to reduce average costs per child. However, these measures have not been sufficient to offset the overall increase in demand and costs, and further development of in-borough SEND provision is needed and actively being commissioned, at pace.

Dedicated School Grant

41. The ring-fenced DSG is forecasting an adverse variance of £5.9m. This is entirely attributable to the pressures within the High Needs Block. Increased demand for EHCPs, as well as inflationary pressures, drive the year-on-year increases. In 2026-27 this has been compounded by the fact that the High Needs Block received no inflationary increase.

42. The Government has replaced the Safety Valve Programme with the High Needs Stability Grant, a new national funding arrangement designed to support local authorities with historic DSG deficits. Unlike the Safety Valve Programme, which provided milestone-based annual payments linked to individual recovery agreements, the new approach combines financial support with locally developed SEND reform plans intended to deliver a more sustainable high-needs system. Southwark expects to receive funding through this arrangement in 2026-27, subject to approval of its local SEND reform plan by the Department for Education. The DfE has indicated that authorities previously participating in the Safety Valve Programme will receive at least the same level of financial support as would have been received through the remainder of their Safety Valve agreement.

43. Southwark's education system continues to be affected by falling school rolls, reflecting a wider trend across inner London for which there is currently no clear sign of recovery. Reduced pupil numbers are placing increasing financial pressure on some schools and creating surplus capacity across the borough. The Council is working proactively with schools and governing bodies to manage these changes strategically, supporting the rightsizing of provision and ensuring school places remain aligned with local demand. The council's focus remains on ensuring all children in Southwark have access to high-quality education and that schools facing financial difficulties are supported through a clear set of agreed protocols and procedures, aligned to the co-produced strategy.

Public Health

44. The Public Health grant is forecasting a balanced position after reserve movements. The Public Health Grant funding arrangements changed significantly in 2026-27 following the Government's introduction of the first multi-year public health funding settlement in over a decade. From April 2026, a number of previously separate public health funding streams, including drug and alcohol treatment and smoking cessation grants, were consolidated into a single ring-fenced Public Health Grant. While this provides greater funding certainty and enables longer-term planning, the new arrangements also include service-specific ring-fences for smoking cessation and drug and alcohol services, together with revised grant conditions and reporting requirements. In Southwark, the Public Health Grant allocation for 2026-27 is £37.8m and continues to support a wide range of preventative services aimed at improving health outcomes, reducing health inequalities and alleviating longer-term demand pressures on health and social care services.

45. The on-going cost of living crisis is having wide-ranging negative impacts on mental and physical health, and Public Health plays a vital role in mitigating these effects, and targeted outreach to directly address health inequalities across the borough's communities is a key mission. This is delivered through

the Health on the High Street programme, which combines Community Health Ambassadors with face-to-face and digital health checks in the borough's most disadvantaged communities.

INTEGRATED HEALTH AND CARE

46. Integrated Health and Care is forecasting a balanced financial position at Month 4.

47. The department commissions a wide range of health and social care services for Southwark residents and operates through joint commissioning arrangement between Southwark Council and the South East London Integrated Care Board (ICB). Alongside its joint commissioning responsibilities, the department also delivers a number of council functions including contract monitoring and procurement support for Children and Adults Services.

48. The integrated commissioning team works across both organisations to support more joined-up service delivery and better system-wide outcomes. In the current financial context, with both the council and the NHS facing significant pressures, this integrated approach remains important in securing best value and making the most effective use of available resources.

ENVIRONMENT SUSTAINABILITY AND LEISURE

49. The Environment, Sustainability and Leisure Department is forecasting an adverse variance of £2.2m. The principal pressure continues to arise from the No Recourse to Public Funds (NRPF) service, where demand remains high and case complexity continues to increase.

50. Despite this challenge, services across the department continue to deliver key priorities for residents, including the expansion of food waste recycling, the continued delivery of Streets for People schemes, investment in climate action initiatives and the provision of a broad programme of leisure, cultural and community services. The department continues to closely monitor expenditure, income performance and emerging demand pressures to ensure that mitigating actions are identified wherever possible and that the overall financial position remains under review throughout the year.

Highways and Parking

51. Highways and Parking directorate is forecasting a strong favourable position, driven primarily by the continued performance of Parking Services. Income has remained robust during the first quarter of the year, supported by increased Penalty Charge Notice activity, the ongoing expansion of Controlled Parking Zones, growth in resident and business permit income, and the benefits of revised charging structures. Enhanced enforcement activity, including the increased use of camera technology, has also contributed to improved compliance and income performance.

52. Alongside its financial performance, the division continues to support the council's wider transport and public realm objectives through the delivery of parking, traffic management and network management functions across the

borough. Work is continuing to improve road safety, manage congestion and support sustainable travel choices through both operational activity and targeted investment.

53. Within the Highways service, a lower than anticipated digital advertising income continues to create budget pressure and has moderated the overall favourable variance being reported by the directorate.

Climate Change & Environment

54. Climate Change and Environment is forecasting a pressure largely attributable to the continued rollout of environmental improvement programmes and the implementation of the borough-wide food waste collection service.

55. The Waste service continues to focus on embedding the new food waste arrangements while also progressing improvements to waste infrastructure across a number of housing estates. Investment in new and enhanced bin storage facilities is intended to improve the resident experience, support higher recycling performance and reduce reliance on more costly waste collection arrangements over time. Whilst these initiatives create short-term financial pressures associated with implementation and contract costs, they are expected to strengthen service resilience and efficiency in future years.

56. The Climate Change service continues to support delivery of the council's climate commitments through dedicated programme capacity focused on reducing emissions, improving sustainability and strengthening the council's response to climate-related challenges. Additional staffing resources have enabled progress across a range of climate initiatives and continue to support the development and delivery of the borough's environmental ambitions.

Leisure

57. The Leisure Directorate is currently forecasting a broadly balanced position following the planned use of reserves. The forecast reflects a combination of operational pressures across several services, offset by positive income performance and management actions elsewhere within the directorate.

58. Libraries and Heritage service continues to experience pressures linked primarily to repairs, maintenance and security costs across the library estate. Income generation has been more challenging in some areas, reflecting wider market conditions and service specific factors. Nevertheless, libraries continue to provide a comprehensive programme of services, maintaining access to community facilities and supporting residents across the borough.

59. Events and Arts service has made a positive contribution to the overall position, with strong demand for events and commercial activity continuing into the new financial year. This reflects the borough's continued attractiveness as a destination for events and filming activity and demonstrates the service's success in maximising commercial opportunities while maintaining a vibrant cultural offer.

60. Youth and Play Service has continued to prioritise support for young people and communities, including the delivery of food programmes, grant-funded projects and participatory initiatives. The service remains focused on maintaining access to opportunities and support for young residents while progressing wider transformation and partnership activity.

61. Parks and Natural Environment continues to provide stable front-line services across parks, open spaces, trees, cemeteries, cremations and South Dock Marina.

62. Within Leisure Services, temporary disruption arising from the closure of Camberwell Leisure Centre has impacted income levels during the early part of the year. This has been partially mitigated through lower utility expenditure and the early delivery of planned savings and efficiency measures. Performance across the division will continue to be monitored closely as service usage and income levels develop throughout the year.

Community Safety & Integrated Enforcement

63. Community Safety and Integrated Enforcement continues to face significant financial pressure arising from the No Recourse to Public Funds (NRPF) service. The service is experiencing sustained demand, increasing case complexity and rising accommodation costs, all of which continue to place considerable pressure on budgets.

64. A growing proportion of households require support for longer periods while immigration matters are resolved, and longer-term housing solutions are secured. Accommodation remains the most significant cost driver, reflecting both the shortage of suitable accommodation and wider pressures within London's housing market. These challenges are compounded by increasing competition for TA and the limited availability of affordable housing options.

65. The pressures being experienced locally are consistent with trends seen across London and nationally, where authorities continue to report increasing referral levels, longer support periods and escalating accommodation costs. Opportunities to offset these pressures through external funding remain limited, with many housing and homelessness-related funding streams not available to support NRPF households. Consequently, councils continue to bear a significant proportion of these demand-led costs through core budgets.

66. Alongside managing NRPF demand, Community Safety Partnership services continue to deliver key safeguarding and prevention priorities, including support for victims of domestic abuse and violence against women and girls, anti-social behaviour interventions, youth violence prevention programmes and wider partnership activity to reduce harm and improve community safety. Whilst funding from the Home Office, the London Crime Prevention Fund (LCPF) and other external partners support a number of these initiatives, funding is often time limited and does not fully reflect the level of demand being experienced. As a result, the council continues to absorb a proportion of the costs associated with maintaining essential prevention, safeguarding and community safety services.

RESOURCES

Overview

67. The Resources department comprises Strategic and Finance, Pensions and Treasury, Digital and Technology Services, Planning and Growth, Law and Governance, Commercial Partnerships and Customer and Exchequer Services. Overall, the department is projecting an adverse variance of £3.3m.

68. The main cost pressure in the Resources department relates to Law and Governance, which is forecasting an overspend of £1.5m for 2026-27. This is driven by a projected overspend of £1.28m in Legal Services, due to external legal spend arising from specialist cases and/or continued high demand beyond the capacity of the in-house team. Mitigating actions are being implemented where possible, including: (1) reducing reliance on external providers by maximising internal capacity; (2) refining processes to ensure external legal advice is sought only when necessary; and (3) working with directorates to review overall demand for legal services, to ensure available resources are targeted most effectively.

69. The main cost pressure in Customer and Exchequer Services relates to SMART – the adult social care emergency alarm response service – which is forecasting an overspend of £0.48m. This is mainly due to a loss of funding streams and one-off restructuring costs. High call volumes in the contact centre continue to be managed as far as possible through vacancy management, and pressures relating to Stage 2 complaints and Subject Access Requests (SARs) are also being managed and, where possible, met within existing budgets. This area remains under review.

70. Digital and Residents Experience is forecasting an overspend of £0.8m, relating to transformation costs associated with the withdrawal from Brent Shared Services and the creation of in-house capacity. This investment is intended to deliver long-term savings in line with the MTFS.

71. Finance is currently forecast to underspend by circa £0.1m due to a reduction in the use of agency and a number of vacant posts within the finance teams.

72. The Commercial Partnerships team is forecasting an overspend of £0.4m, relating to agency staff covering vacant positions, as well as additional agency cover hired in excess of substantive posts during the transition to the new procurement structure. The Treasury team is forecasting an overspend of £0.3m, relating to agreed agency spend during the transition to the new treasury structure, along with associated training costs for the team.

HR AND CORPORATE FACILITIES MANAGEMENT

Overview

73. The HR service is forecasting an in-year overspend of £0.99m. This relates to the transformation of the HR team, reflecting a planned strategy for HR transformation. The associated programme is expected to be wound down by the end of the financial year, meaning this pressure is not anticipated to recur beyond 2026-27.

74. The Corporate Facilities Management (CFM) service is forecasting an overspend of £0.95m, driven primarily by unachieved MTFS savings linked to the planned rental of Tooley Street. Replacement savings have since been identified, through renting out the ground floor and exiting Bournemouth Road, and are expected to be in place from the start of the next financial year. As such, this pressure is anticipated to be resolved, with the associated savings achieved from 2027-28 onwards.

STRATEGY AND COMMUNITIES

Overview

75. The Strategy and Communities (S&C) budget position comprises two distinct strands: business-as-usual activity within the department, and Future Southwark, the council's transformation team.

76. The S&C department provides corporate leadership in strategy, performance, insight, communications and engagement. It develops and monitors delivery of the council's strategic priorities, uses data and community insight to inform decision-making and service improvement, leads corporate communications and resident engagement, manages media and internal communications, supports partnership working, and provides leadership and governance support to enable effective decision-making and organisational change. Business-as-usual activity is currently forecast at £1.3m over budget, which represents the increased staffing costs associated with the new structure implemented in the department in 2025-26. This will be funded from reserves in 2026-27 and is included as a growth bid from 2027-28. From 2026-27, the Neighbourhood team budgets have also been moved to S&C from ESL and the Emergency Planning team budgets have moved from S&C to ESL.

77. Future Southwark, has been renamed 'Corporate Transformation' and is currently forecasting a £9m adverse variance, reflecting the non-achievement of planned transformation savings at this stage of the year. Further detail on the transformation savings position, delivery timetable and associated risks is set out in paragraphs 78 to 81.

Transformation Savings

78. The council is progressing a portfolio of transformation programmes to improve operational effectiveness, make better use of resources and deliver value for money. The portfolio is seeking approximately £10m of savings in 2026-27. While programmes are advancing, several opportunities remain under development and/or are expected to realise benefits later in 2026-27 or during 2027-28.

79. Table 2 below summarises the current position of programmes in delivery.

Table 2: Transformation Savings 2026-27

Programme	Current position and next steps
Corporate Real Estate	The Corporate Real Estate (CRE) Programme aims to improve value for money from the council's non-residential property portfolio by using assets more effectively and consolidating the estate where appropriate to reduce operating costs, generate capital receipts and support high-quality services. Targeted sprints have identified a potential pipeline of c£6m across workplace assets, commercial lettings and cross-cutting initiatives. These include advertising, commercialising non-residential properties, reviewing business rates and using residential property to reduce service costs. Opportunities are at different stages of development. The advertising initiative is expected to start delivering financial benefits later in 2026-27, while others are being assessed for delivery in 2027-28.
Procurement & Third Party Spend	The Third-Party Spend Programme takes a cross-council approach to improving value for money from procurement and external expenditure. It aims to reduce spend without compromising service quality by strengthening commercial oversight, spend analytics, category management, governance, procurement and contract management capability. A data review identified potential financial levers and opportunities across 11 spend categories. The first wave focuses on utilities, temporary accommodation and out-of-borough residential care placements, which offer the greatest potential for early impact and are now being assessed in detail. The timing and scope of wave 1 opportunities will be confirmed later in the summer, with clarity over the financial benefits expected later in 2026-27. Timelines for the remaining categories are being developed.
Income Maximisation	The Income Maximisation Programme aims to increase income from services, assets, charging and commercial activity through strategic pricing, stronger commercial management and improved cost recovery, while keeping charges fair, proportionate and aligned with council priorities. An independent review identified opportunities across several services. Implementation plans are being finalised, with benefits expected from late 2026-27 into early 2027-28.
Redesign of Business Resource	A strategic review completed in 2025-26 examined the council's delivery of three core functions: Transformation and PMO, Strategy and Policy, and Business Intelligence and Customer Insight. It proposed key design and change recommendations, guided primarily by non-financial benefits. The council has implemented changes, with some cashable savings expected in 2026-27 and the remainder in 2027-28.

ERP	In June 2024, Cabinet agreed to procure and implement a fully integrated Enterprise Resource Planning (ERP) system. The MTFS includes c£0.6m of savings in 2026-27, which remain on track. Wider benefits will be identified, quantified, tested and evaluated during the autumn design and implementation phase. The new ERP system is expected to go live in early 2027-28. Benefits realisation will depend on the timetable for embedding the new system, processes and associated change, with delivery likely to be phased throughout 2027-28.
Technology & Digital	The council is transforming how it operates and how residents experience digital services through new technologies, systems and innovative solutions. During 2026-27, officers will bring existing 'shadow IT' services into the central ICT service and progress a new operating arrangement for the service. Benefits will be identified and quantified during the design phase. Financial benefits are anticipated from this programme but are likely to benefit the General Fund from 2027-28 onwards.

80. The following programmes are at an earlier stage and are being developed during 2026-27.

Programme	**Scope and intended benefits**
Future Front Door	This programme will redesign residents' access to council services across online, phone and face-to-face channels, supported by stronger digital and technology foundations. It aims to provide a simpler, joined-up experience, improve first-time resolution and reduce avoidable contact.
Organisational Design	This wider programme will take a whole-council approach to simplifying Southwark's organisational structures, clarifying accountability and reducing costs. It will address complexity, uneven management layers, duplication and reliance on interim resources, with financial benefits expected to be delivered in phases over the medium term. Business Support, shown below, is an early deliverable within this programme.
Business Support	As an early deliverable of the Organisational Design programme, this project will replace fragmented business support arrangements with a consistent one-council model. It will standardise processes, grades and ways of working; redesign administration; improve productivity; strengthen corporate working; make better use of technology; improve support for residents; and reduce operating costs. Delivery timing and benefits will be confirmed as the model is developed.

Delivery risk.

81. Current programmes are expected to generate cashable savings, but a significant proportion may arise late in 2026-27 or during 2027-28. This creates a risk to achieving the full £10m in-year target. Management are developing options to accelerate delivery, identify alternative savings and mitigate any shortfall.

HOUSING REVENUE ACCOUNT (HRA)

82. The council manages its housing stock through its ring-fenced landlord account, the Housing Revenue Account (HRA). The final outturn position for 2025-26 showed an adverse variance of £1.4m, which was drawn down from reserves. This represented a significant improvement over earlier forecasts and against the backdrop of the overspend incurred in 2023-24, which was the catalyst for the establishment of the HRA Budget Recovery Board and development of the HRA Recovery Plan, to stabilise the financial position and put in place measures to ensure the continued sustainability of the HRA.

83. The underlying financial position of the HRA remains very challenging, requiring in-year savings to achieve the budgeted cash limits set for 2026-27. As previously reported, there are a number of contributory factors that have converged to create the financial turbulence in the HRA, which are largely outside the council's control such as government policy and macro-economic events which include:

- The cumulative effect of a government-imposed 1% rent reduction for four years for the period 2016-17 to 2019-20, running into hundreds of millions in income foregone over the life of the business plan and significant reduction in the rental income baseline going forward.
- A government-imposed 7% cap on rents for 2023-24, when a formula rent increase would have yielded 11.1%: an annual loss of over £9m in-year and a further erosion of the income baseline.
- Unfunded regulatory burdens arising from the Fire Safety and Building Safety Acts of 2020 and 2021.
- Unprecedented inflationary pressures, particularly in the construction industry and energy markets.
- Persistently high interest rates since December 2021, thereby substantially increasing the revenue financing costs of borrowing for the asset management and new homes programmes. This continues to pose a material risk to the sustainability of the HRA.

84. It should be noted that these pressures are not unique to Southwark. The impact of government interventions in rent policy, coupled with rampant inflationary pressures, high interest rates and energy costs have impacted, and continue to impact, all local authority providers. However, the impact is more pronounced for Southwark given the size, age and nature of its housing stock.

HRA Recovery Plan

85. It continues to be a strategic priority for the council to ensure the financial sustainability of the HRA and the Recovery Plan contains a number of strategic actions/ measures to achieve this, including:

- Setting cash limits within which services are required to operate.
- Maximising capital receipts through the sale of uneconomic assets and land to reduce the borrowing burden on the HRA.
- Pausing a small number of new build schemes to limit the council's borrowing and ensure that interest repayments remain affordable.
- Applying prudent viability criteria to all new build projects to minimise the need for borrowing.
- Adhering to a plan to maintain HRA reserves to their current level and to increase to a more prudent level over the medium term.
- Limiting and ultimately repaying any borrowing for the asset management capital programme.
- Improving procurement practices and continuing to embed more robust contract management to maximise outcomes and achieve value for money.
- Taking all necessary steps to limit the impact of capital financing on the HRA to an affordable level, considering all other service demands and priorities.

Overview

86. At Month 4, the Housing Revenue Account (HRA) is forecasting a net overspend of £0.5m against the approved 2026-27 budget (Table 3). Whilst this represents a relatively balanced position overall, significant underlying budget pressures remain across several service areas and continue to present a risk to the longer-term financial sustainability of the HRA.

87. The forecast position masks a number of substantial gross variances across both expenditure and income budgets. Tenant-facing services are forecasting a combined overspend of £5.7m, largely driven by pressures within Repairs and Maintenance, whilst total HRA income is forecast to be £2.7m below budget, principally due to lost rental income from void properties. These pressures are currently being offset by favourable variances within financing costs and other centrally managed budgets.

88. The HRA continues to operate in a challenging environment characterised by increasing maintenance requirements across an ageing housing stock, enhanced building safety and regulatory requirements, ongoing demand pressures within housing services and the need to deliver a significant savings programme whilst maintaining service standards for tenants and leaseholders

Table 3: 2026-27 Housing Revenue Account Forecast M04

Category	2025-26 Outturn £000	2026-27 Budget £000	2026-27 M4 Outturn £000	2026-27 Variance £000
INCOME				
Tenant's Charges	(294,863)	(311,292)	(311,670)	(378)
Voids	11,157	7,954	10,702	2,748
Homeowner Service Charges	(42,406)	(43,631)	(42,661)	970
Other Income	(18,057)	(18,828)	(19,456)	(628)
Total Income	**(344,169)**	**(365,796)**	**(363,085)**	**2,711**
EXPENDITURE				
Tenant Facing Services				
Repairs & Maintenance	80,420	79,729	84,487	4,758
Landlord Services (Incl. TMO's)	33,413	34,108	34,852	744
Housing Needs and Support	13,086	12,980	13,089	109
Southwark Construction	1,579	1,278	1,401	123
Total Tenant Facing Services	**128,498**	**128,095**	**133,829**	**5,734**
Other Housing Services				
Customer & Exchequer Services	14,283	13,412	13,044	(368)
ESL	24,919	24,627	24,161	(466)
Home Ownership	15,535	16,037	15,839	(198)
Commercial Properties	1,897	2,189	1,991	(198)
Central Services	40,661	60,631	58,006	(2,625)
Total Other Housing Services	**97,295**	**116,896**	**113,041**	**(3,855)**
Financing				
Debt Financing	33,557	44,852	40,733	(4,119)
Capital Financing	83,535	71,956	71,956	0
Contribution to Reserves	2,715	3,998	3,998	0
Total Financing	**119,807**	**120,806**	**116,687**	**(4,119)**
Total HRA	**1,431**	**0**	**472**	**472**

Tenant Facing Services

89. Tenant Facing Services are forecasting expenditure of £133.8m, representing a forecast overspend of £5.7m against the approved budget of £128.1m. The most significant pressure remains within Repairs and Maintenance, which accounts for £4.8m of the forecast overspend.

90. The Repairs and Maintenance service continues to face significant demand-led pressures associated with maintaining the council's housing stock and meeting regulatory and compliance obligations. Responsive Repairs is forecasting a pressure of £3.6m, reflecting higher levels of activity, costs associated with void property turnaround works, contractor cost inflation and

operational expenditure. The forecast also includes pressures relating to planned maintenance activities and the delivery of savings linked to wider service transformation initiatives.

91. Landlord Services is forecasting a pressure of £0.7m, primarily attributable to the increased cost of council tax on void properties, including the impact of council tax premiums applicable to long-term empty homes. The cost impact continues to be influenced by regeneration-related voids and the wider challenge of returning properties to occupation as quickly as possible.

92. Housing Needs and Support and Southwark Construction are both forecasting relatively minor adverse variances that are being actively managed within existing budgets.

Income

93. Total HRA income is forecast to be £2.7m lower than budget. The principal driver is a forecast £2.7m shortfall in void rent income, which remains one of the most significant financial risks facing the HRA.

94. The current forecast assumes that the council's Voids Improvement Programme will deliver approximately £0.7m of additional income through improved turnaround times and the continued reduction in the backlog of vacant properties. Whilst performance has improved, the delivery of these assumptions remains critical to achieving the forecast outturn position.

95. Rental income from occupied properties is forecast to exceed budget by approximately £0.4m, largely reflecting additional income from newly completed council homes becoming available for letting during the year. Delivery of the new homes programme will therefore continue to play an important role in supporting the financial sustainability of the HRA.

96. Major works income is currently forecast below budget, reflecting lower recovery levels from leaseholders than originally anticipated at this stage of the financial year. However, the position will continue to be monitored as billing and recovery activity progresses.

Savings and Recovery Plan

97. The financial sustainability of the HRA remains a corporate priority and continues to be supported through delivery of the HRA Recovery Plan and savings programme. The 2026-27 monitored savings requirement currently stands at £6.0m, following budget revisions and the application of one-off mitigations.

98. Savings achieved and implemented to date total approximately £1.2m, representing around 21% of the monitored savings target. The remaining savings are being progressed through a combination of efficiency measures, service redesign, transformation activity and income generation initiatives.

99. Whilst progress continues, delivery risks remain, particularly in areas requiring more fundamental service transformation and organisational change. Achieving the remaining savings target will therefore remain a key priority throughout the remainder of the financial year.

Financial Risks

100. The current forecast remains dependent on a number of favourable offsets outside service budgets. Financing costs are forecast to be £4.1m lower than budget, primarily due to reduced borrowing requirements arising from the latest capital programme assumptions. Other favourable variances are also being reported across central budgets and support services. These offsets are currently helping to contain the impact of service and income pressures.

101. The forecast assumes that the HRA will continue to achieve its planned contribution to reserves during 2026-27, although the value of that contribution would reduce should the current overspend crystallise at year end. HRA reserves remain below the level considered prudent for an organisation of Southwark's scale and therefore rebuilding financial resilience remains an important objective of the HRA Recovery Plan.

102. Whilst capital expenditure is reported separately, future borrowing requirements remain a key consideration for the long-term affordability of the HRA. The current Housing Investment Programme includes forecast borrowing of approximately £480m over the planning period. Consequently, maximising the use of grants, receipts, Right to Buy receipts and other external funding sources remains essential to protecting the long-term financial sustainability of the HRA and minimising the future impact of borrowing costs on revenue budgets.

Conclusion

103. Whilst the HRA remains broadly balanced at Month 4 with a forecast overspend of £0.5m, significant underlying pressures remain. The most material risks continue to be the £5.7m pressure within tenant-facing services, particularly Repairs and Maintenance, together with the £2.7m forecast loss of void rental income. The current position remains manageable due to favourable financing and other central budget variances; however, continued delivery of the HRA Recovery Plan, savings programme, voids improvement initiatives and expenditure controls will be essential to maintaining financial stability throughout the remainder of 2026-27.

Community, equalities (including socio-economic) and health impacts

104. This report monitors expenditure on council services, compared to the planned general fund budget agreed in February 2026, and HRA budget agreed in January 2026. Although as a monitoring report, this report has been judged to have no direct impact on local people and communities, the expenditure it is reporting reflects plans designed to have an impact on local people and communities. Community impact was considered at the time the services and programmes were agreed. It is important that resources are efficiently and effectively utilised to support the council’s policies and objectives.

Climate change implications

105. There are no climate change implications arising directly from this report, which provides an update on the revenue monitoring report for 2026-27.

Resource implications

106. This report is the revenue monitoring report which details the forecast budgetary position in 2026-27.

Consultation

107. No consultation has taken place as this report details the 2026-27 revenue monitoring report for month 4.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None	N/A	N/A

APPENDICES

No.	Title
Appendix A	Departmental Savings 2026-27

AUDIT TRAIL

This section must be included in all reports.

Executive Member	Councillor Sam Foster, Executive Member for Finance and General Purposes
Lead Officer	Clive Palfreyman. Strategic Director of Resources
Report Author	Tim Jones, Director of Finance
Version	Final
Dated	3 September 2026
Key Decision?	Yes

CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	**Comments Sought**	**Comments Included**
Director of Law and Governance	N/A	N/A
Strategic Director of Resources	N/A	N/A
Executive Member	N/A	N/A
Date final report sent to Constitutional Team		3 September 2026

Appendix A - Departmental Savings

Savings approved in Feb 2024/25/26 for delivery in 2026/27

Saving Type	Department	Division	Ref.	Description	2026-27 £000	RAG
Efficiencies and Improved Use of Resources	Children and Adults	Adults' Social Care	101	Efficiencies through promoting greater independence for clients linked to ongoing recovery post discharge through early and regular reviews and interventions such as bed-based reablement, support from occupational therapists, aids and adaptations as well as greater use of universal services and the transitioning of clients into more independent accommodation.	(1,000)	Amber
Efficiencies and Improved Use of Resources	Children and Adults	Children and Families	107	Modernisation of business management and administration capacity through digital transformation	(498)	Green
Efficiencies and Improved Use of Resources	Children and Adults	Children and Families	108	Reformed service delivery and development of an enhanced pathway to independence for Care Leavers	(402)	Green
Efficiencies and Improved Use of Resources	Children and Adults	Children and Families	109	Continued reduction of numbers of children in care, and in high cost placements, through ongoing investment in effective services to support children and families.	(1,180)	Red
Efficiencies and Improved Use of Resources	Children and Adults	Children and Families	110	Transformation of Children and Family Centres into Family Hubs, making most efficient and effective use of partnership early help resources and capacity to reduce higher end late intervention for supporting families. This efficiency also takes into account a 21% reduction in the number of 0-4 year olds in recent years.	(100)	Green
Efficiencies and Improved Use of Resources	Children and Adults	Children and Families	111	Review staffing structure whilst protecting statutory functions within children's social care.	(206)	Amber
Efficiencies and Improved Use of Resources	Children and Adults	Education	122	Prioritise delivery of Education Psychology Team to delivery of statutory duties and support to the most in need pupils	(140)	Amber
Efficiencies and Improved use of Resources	Resources	Resources	129	Rationalisation of use of ICT systems for record keeping into a single database	(150)	Amber
Efficiencies and Improved Use of Resources	HR OD FM	Corporate Facilities Management	131	Rationalisation of the corporate estate including Talfourd House, Curlew House, 47B East Dulwich Road and Sumner Road	(220)	Green
Efficiencies and Improved use of Resources	ACE - Strategy and Communities	ACE-S&C	135	Rationalisation of the three year strategy for the Strategy and Communities team and activity to ensure the target operating model is contained within a fixed financial envelope.	(94)	Green
Efficiencies and Improved use of Resources	Environment, Sustainability and Leisure	All	142	Conduct a review of expenditure and income in the light of regional and national benchmarks particularly where current financial performance indicates that Southwark is a high-spend council, and consider options for change.	(500)	Green
Efficiencies and Improved use of Resources	Resources	Technology and Digital Services	145	O2 mobile phone Contract Renegotiation and allocation policy review	(50)	Green

Efficiencies and Improved use of Resources	Resources	Corporate	151	Finance system replacement	(600)	Amber
Efficiencies and Improved use of Resources	Resources	All	152	Review and reduction of debt provision (cross cutting), in tandem with refresh of debt recovery approach and processes.	(350)	Green
Efficiencies and Improved use of Resources	HR OD FM	Corporate Facilities Management	163	Development of a corporate landlord model, inc. standardised approach to facilities management and opportunities for further income generation	(350)	Green
Efficiencies and Improved use of Resources	Resources	All	164	Rationalisation of staffing structures across Governance & Assurance.	(125)	Green
Efficiencies and Improved use of Resources	Transformation	Transformation	165	Reduced spend on third party support following implementation of SAP replacement	(68)	Amber
Efficiencies and Improved use of Resources	HR OD FM	HR & OD	166	HR & OD staffing efficiencies resulting from the replacement of SAP	(100)	Green
Efficiencies and Improved use of Resources	HR OD FM	HR & OD	167	Reduction in need to pay overtime	(150)	Green
Income Generation	Children and Adults	Adults' Social Care	202	Fairer contributions to Adults Social Care	(750)	Green
Income Generation	Environment, Sustainability and Leisure	Traded Services	207	Increased commercialisation opportunities	(100)	Green
Income Generation	Environment, Sustainability and Leisure	Environment Directorate	211	Additional Income from Increased Fees and Charges across Environment directorate services	(290)	Green
Income Generation	Resources	Planning & Growth	212	Increases in planning fees by CPI, mandatory planning fees and Community Infrastructure Levy (CIL) admin fees	(379)	Green
Income Generation	Environment, Sustainability and Leisure	Parks and Natural Environment	213	Additional Income from Increased Fees and Charges in Leisure Services	(493)	Green
Income Generation	Environment, Sustainability and Leisure	Leisure Services	215	Additional income as a result of revenue savings at leisure centres from climate work	(75)	Green
Income Generation	HR OD FM	Corporate Facilities Management	217	Rental Income generation from Tooley Street	(1,000)	Red
Income Generation	Children and Adults	Adults' Social Care	219	Better Care Fund provides a stable contibution to Adult Social Care Hospital Discharge Teams and other related services. Additonal BCF has been approved.	(350)	Green
Income Generation	Resources	Planning & Growth	220	Increases in Commercial property income from rent reviews and letting of void properties	(129)	Green
Savings Impacting on Service	Children and Adults	Education	301	Undertake review of the Southwark Information and Advice Service (SIAS) team.	(94)	Green

Agenda Item 15

Meeting Name:	Executive
Date:	15 September 2026
Report title:	Policy and Resources: Capital Monitoring report Month 4, 2026-27
Executive Member:	Councillor Sam Foster, Executive Member for Finance and General Purposes
Ward(s) or groups affected:	All
Classification:	Open
Reason for lateness (if applicable):	Not applicable

FOREWORD - COUNCILLOR SAM FOSTER, EXECUTIVE MEMBER FOR FINANCE AND GENERAL PURPOSES

This report provides review of the forecast position of the capital programme as of month four of the 2026-27 financial year. The capital programme is large, and a prudent approach to financial risk is key to balancing the scale of our ambitions and ensuring they deliver the intended benefits to the borough without impacting on our financial stability, either in the General Fund or the Housing Revenue Account (HRA).

Of note, in recent months the government approved the expenditure of a large quantum of Right-to-Buy (RtB) receipts that the previous administration had failed to use, creating the risk of them being lost through being returned to the government, incurring significant additional interest rate costs. The availability of the RtB receipts – which must be spent – permits an expansion of the New Build and Acquisitions programme, through development expenditure and through buybacks. As a part of this programme expansion, we are looking at using approximately £37m of the RtB receipts to increase the amount of council housing on the Ledbury Estate Renewal, through the conversion of 65 homes from private sale to council homes.

The General Fund capital programme is also sizeable, totalling £356m over 2026-27 through to 2035-36. In the context of current financial pressures, including inflation and higher borrowing costs, we are focused on containing and reducing debt to maintain affordability and limit additional interest rate cost burdens. At the same time, we are driving forwards ambitious capital projects, including our Streets for People programme and the redesign of Peckham Square.

A number of capital bids have been approved, having gone through a governance and approval process, supported by business cases. With the same consciousness of affordability, approvals have prioritised proposals that address health and safety requirements or can be funded from available CIL, Section 106 and other existing capital resources, including balances released from completed projects, without creating new borrowing requirements.

RECOMMENDATIONS

Recommendations for the Executive to note

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.

Recommendations for the Executive to approve:

5. The approval of a £424.3m increase to the New Build and Acquisitions Programme (paragraph 22-27)

6. The variations and virements to the General Fund and HIP capital programme as detailed in Appendix 2.

7. The new capital bids as detailed in Appendix 3 (a) and 3 (b)

REASONS FOR RECOMMENDATIONS

8. Executive is asked to note the capital programme forecast at month 4, 2026-27 for the General Fund and the Housing Investment Programme.

9. Executive is asked to approve the virements and variations to the General Fund and Housing Investment Programme.

10. Executive is asked to approve the new capital bids for the General Fund programme.

ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

11. None considered as this is the Month 4 capital monitoring report for 2026-27.

POST DECISION IMPLEMENTATION

12. For the approved virements and variations to be included in the capital programme.

BACKGROUND INFORMATION

13. The scale of the capital programme is immense, representing a major element of the council's financial activities. It has a significant and very visible impact on the borough and hence on the lives of those who live, learn, visit and do business in the borough. Housing Investment Programme (HIP) spend is estimated at £1.55bn over the 10 year period to 2035-36 and the General Fund £356m – total of £1.9bn.

14. Due to the size and scale of the programme and the number of projects involved, it is inevitable that unforeseeable delays can occur which lead to some variations against planned spend. Actual resources may also vary to the plan, due to, for example, a delay in the sale of a property, or an external development with s106 or Community Infrastructure Levy (CIL) obligations not being brought forward as quickly as anticipated.

KEY ISSUES FOR CONSIDERATION

Programme position at Month 4 2026-27

15. This report is a detailed review of the capital programme Month 4 forecast position for 2026-27, and how the spending will be funded. This report is structured as follows:

- Housing Investment Programme (HIP)
- General Fund capital programme
- Financing Risks

16. The appendices provide more detail on the council's capital programme.

- Appendix 1a provides further detail on the General Fund capital programme 2026-2036
- Appendix 1b sets out the detailed General Fund project narratives
- Appendix 2 sets out the capital programme budget variations and virements for approval.
- Appendix 3 sets out the new capital bids for approval. These have been prioritised where they address health and safety requirements or can be funded from existing resources without recourse to additional council borrowing.

Housing Investment Programme

17. The Housing Investment Programme (Table 1) has a total forecast spend of £1.55bn over the planning period, comprising £682.8m for Repairs and Maintenance, £843.1m for New Build and Acquisitions, and £22.8m for Other Programmes. The programme reflects the council's ongoing commitment to maintaining safe and compliant homes while increasing the supply of council housing to meet housing need.

Table 1

Programme Area	2026/27 Month 3	Forecast Expenditure					2026/27-2035/36 Total Forecast
		2026/27	2027/28	2028/29	2029/30	2030/31+	
	£000	£000	£000	£000	£000	£000	£000
Repairs and Maintenance							
Planned Maintenance	3,254	32,033	69,297	19,345	74,750	185,934	381,360
Engineering	397	39,421	42,275	39,767	42,245	45,400	209,107
Repairs	241	13,005	11,856	11,856	11,856	41,819	90,392
Building Safety	-	1,416	500	-	-	-	1,916
Total	**3,892**	**85,875**	**123,928**	**70,968**	**128,851**	**273,153**	**682,776**
New Build & Acquisitions							
New Build	6,569	58,921	118,786	172,996	101,466	107,750	559,919
Acquisitions	-514	19,589	41,119	69,000	69,000	84,500	283,208
Total	**6,055**	**78,510**	**159,905**	**241,996**	**170,466**	**192,250**	**843,127**
Other							
Total	**-**	**2,756**	**2,500**	**2,500**	**2,500**	**12,500**	**22,756**
	-	-	-	-	-	-	-
Total Expenditure	**9,947**	**167,141**	**286,333**	**315,464**	**301,817**	**477,903**	**1,548,658**
Financing							
Major Repairs Reserve		46,691	46,691	35,445	57,174	138,786	324,788
CERA		27,765	28,688	23,873	21,958	69,815	172,099
Non RTB receipts		21,739	39,602	-	50,853	52,173	164,366
RTB receipts		24,337	43,574	58,249	454	1,738	128,353
Grants & external contributions		4,955	83,144	39,192	30,008	62,121	219,420
S106 receipts		16,316	10,000	10,000	10,000	13,644	59,960
Borrowing		25,339	34,635	148,704	131,368	139,626	479,672
Total Financing		**167,141**	**286,333**	**315,464**	**301,817**	**477,903**	**1,548,658**

18. Following the closure of the 2025-26 accounts, a review of the historic approach to setting rents for Temporary Accommodation (TA) properties within the Housing Revenue Account (HRA) identified that the methodology applied in previous years did not fully reflect the rent setting requirements applicable to these properties. As a result, the council has revised its accounting treatment and increased the provision for the potential historic liability associated with refunding rents. To support this adjustment, a planned £19.2m contribution from revenue resources (CERA) to finance the Housing Investment Programme has been redirected to strengthen the provision. The reduction in CERA financing has been offset by an equivalent increase in HRA borrowing of £19.2m, ensuring that the overall Housing Investment Programme remains fully funded whilst appropriately recognising the potential historic liability within the HRA.

19. The Repairs and Maintenance programme is focused on resident safety, statutory compliance and the long-term upkeep of the council's housing stock, with significant investment planned across major works, fire and building safety, district heating, electrical infrastructure, lifts, boilers, roofing, communal areas and adaptations. Forecast investment of £682.8m over the life of the programme represents a substantial commitment to improving existing homes and meeting regulatory requirements.

20. The council is currently undertaking a comprehensive stock condition survey together with engineering and building safety assessments, which are providing a much better understanding of the condition of the housing stock and future investment requirements. The findings will be used to develop the new Council Homes Investment Strategy, which will set future investment priorities across building safety, compliance, decent homes, sustainability and wider asset management.

21. As a result, the repairs, maintenance and planned investment programmes are likely to change significantly from 2027-28 onwards as investment priorities are reviewed in light of the survey findings and the council's wider financial position. Future investment decisions will also need to take account of emerging requirements relating to building safety, decency standards and energy efficiency.

22. The New Build and Acquisitions Programme provides for total investment of £843.1m, incorporating both the existing development pipeline and future opportunities to increase the council's housing stock. The forecast assumes approval of a £424.3m increase to the programme, for which approval is sought as part of this report. This increase comprises:

    - £281.0m for the Right to Buy (RTB) Buyback Programme (2025-31); and
    - £143.3m for forecast development expenditure relating to Styles House, and pipeline schemes (Bells Garden, Lindley Estate, Wickway Community Centre, Wyndham & Redcar Phase 1, Red Lion Boys Club, 1-36 Priter Road, Seven Islands Leisure Centre and the Beormund School Site).

23. A significant development since approval of the current programme is the Government's agreement to allow the council to retain previously unspent Right to Buy receipts, subject to agreed conditions and expenditure deadlines. This provides greater certainty over a funding source that would otherwise have been returned to Government. However, it also creates a requirement for the council to ensure that retained receipts are applied to eligible housing projects within the agreed timescales. Progress will be monitored by MHCLG, and any failure to meet the agreed deadlines could result in the receipts becoming repayable.

24. The £281.0m RTB Buyback Programme is currently supported by £59.5m of identified Right to Buy receipts, with the remaining funding requirement assumed to be met through borrowing. As the programme develops, further RTB receipts and other funding sources may become available and could be applied to reduce the borrowing requirement. The overall £424.3m programme increase is therefore expected to be funded through a combination of capital receipts, grant funding and borrowing.

25. The retention of RTB receipts is expected to support a significant expansion of the council's housing delivery ambitions to 2030/31. Work is underway to identify and develop a pipeline of schemes that will ensure available funding is

fully utilised within the required timeframes and delivers the maximum benefit for residents.

26. The programme is expected to include a mix of new-build developments and buy-backs of former council homes. This approach will help address housing need and reduce pressures arising from homelessness and the use of temporary accommodation.

27. An early opportunity within this programme is the proposal to use approximately £37m of Right to Buy receipts to convert 65 homes on the Ledbury Estate Renewal scheme from private sale to council homes for social rent. This would see 20 homes in Phase 1 and 45 homes in Phase 2 retained within the council's housing stock rather than sold on the open market. As well as providing a practical route for deploying retained receipts, the proposal would increase the supply of social rented homes and support the council's response to housing need. The proposal also reflects current market conditions, which have reduced demand for new-build private sale homes and strengthened the case for retaining these homes for council rent.

28. Taken together, the development of the Council Homes Investment Strategy and the requirement to utilise retained Right to Buy receipts mean that both the Repairs and Maintenance and New Build & Acquisitions programmes are likely to change significantly over the coming year. Future updates to the Housing Investment Programme will reflect the results of the stock condition survey, building safety requirements, available funding and the council's priorities for both maintaining existing homes and delivering additional council housing.

29. Delivering the Housing Investment Programme will require a combination of capital receipts, revenue contributions, grants and borrowing. Given the affordability pressures facing the Housing Revenue Account, the disposal of surplus, underperforming or uneconomic assets will be an important part of the council's funding strategy and will help reduce the need for additional borrowing to support both the Repairs and Maintenance and New Build & Acquisitions programmes. Retaining capital receipts within the HRA for reinvestment in existing and new homes will improve the overall affordability of the programme and help preserve borrowing capacity for future priorities.

30. While the current programme remains fully funded, it includes forecast borrowing of approximately £480m over the planning period. This could generate borrowing costs of around £23.9m per annum when fully financed at current long-term borrowing assumptions of approximately 5%. Identifying opportunities to increase the proportion of the programme funded from receipts, grants, asset disposals and other external funding sources will therefore be essential to maintaining the long-term affordability of the Housing Revenue Account.

31. As the Council Homes Investment Strategy and Right to Buy receipts programme are developed, a key objective will be to maximise the use of receipts, grants and other funding sources in order to minimise borrowing requirements and the associated revenue impact.

General Fund capital programme

Overview

32. The General Fund programme totals £356m over 2026-27 to 2035-36, of which £221m is funded by prudential borrowing (Table 2). It is financed through grant income, section 106, Community Infrastructure Levy (CIL) receipts and capital receipts, with any unfunded element met through prudential borrowing. The cost of borrowing is met from the council's revenue budget through the annual budget-setting process. Given current financial pressures, including inflation and higher borrowing costs, the council is focused on containing and reducing debt to maintain affordability.

Table 2: General Fund Capital Programme 2026-27 to 2035-36

Programme Area	Forecast Expenditure					2026/27-2035/36 Total Forecast
	2026/27	2027/28	2028/29	2029/30	2030/31+	
	£0	£0	£0	£0	£0	£0
General Fund Capital Programme						
Adults Social Care	1,082	1,031	1,360	1,360	5,068	9,902
Environment, Sustainability & Leisure	42,688	53,584	21,993	10,139	1,288	129,693
Digital & Resident Experience	9,816	3,382	0	0	0	13,198
Housing GF	19,024	2,539	2,539	2,139	12,837	39,079
Corporate Facilites Management	7,500	6,500	6,500	6,500	20,457	47,457
Children's & Schools Services	39,653	8,521	0	0	0	48,174
Planning & Growth	29,003	31,571	6,850	1,327	0	68,751
Total Expenditure	**148,768**	**107,128**	**39,242**	**21,465**	**39,650**	**356,254**
Financing						
Borrowing	82,510	69,563	26,842	13,612	28,615	221,141
Green Bonds	335	83	0	0	0	418
Supported Borrowing	6,325	0	0	0	0	6,325
Reserves	4,719	8,235	6,133	5,000	0	24,086
S106	5,071	5,585	1,082	1,015	0	12,753
NCIL	6,972	9,132	1,800	0	0	17,904
SCIL	6,404	3,003	901	0	0	10,307
Capital Grants	35,435	10,551	2,485	1,839	11,035	61,345
External Contributions	997	978	0	0	0	1,976
Total Financing	**148,768**	**107,128**	**39,242**	**21,465**	**39,650**	**356,254**

33. Within the capital programme, there are 9 schemes at feasibility or design stage totalling £40.6m. The largest scheme in design stage is the Streets for People Programme (£22.5m), which will enhance walking and cycling infrastructure and redesign road layouts across several future junction and streetscape schemes to improve safety. Additionally, Peckham Square (£7.1m) is being redesigned alongside the restoration of the adjoining historic parade on Peckham High Street.

34. £22m across 3 schemes is at procurement or tender, the largest of which is the expansion of Highshore Special School to provide additional places for pupils with special educational needs and disabilities (£11.7m). Additionally, remedial and improvement works to the council's leisure centres (£5.8m) are

progressing, covering lifecycle maintenance and back-of-house improvements to strengthen safety and operational resilience across the estate.

35. £36m across 8 schemes is on site under construction. This includes the Beormund SEMH School expansion and relocation which is near completion and due for handover in December 2026 (£9.9m). Additional schemes under construction are South Dock Marina Essential Works (£7.8m) which will refurbish the boatyard infrastructure to address its inadequate and unsafe condition; the second phase of Peckham Rye Station's redevelopment (£5.1m), which will deliver a new public square and commercial units in the station environs, progressing toward a July 2027 completion. Other schemes on site include Ivydale Primary School, the 2026/27 tranche of the Primary Schools refurbishment programme, Revitalising the Blue and the Southwark Pensioners' Centre.

36. A further £16.8m across 8 schemes is moving through final account and defects liability, meaning the physical works are complete but the council and its contractors are still settling costs and resolving any outstanding defects. The largest of these are Elephant & Castle Regeneration (£5.1m) which is the council's contribution to Transport for London's works at the Northern Line ticket hall and roundabout, with staged payments due to finish in 2029/30. Additionally the pre-2026/27 tranche of the Primary Schools refurbishment programme (£4.7m); and Aylesbury Plot 18 (£3.0m), which delivered a new library, health centre and public square as part of the regeneration of the Aylesbury Estate.

37. The concentration of spend in the first two years partly reflects how the programme is currently profiled rather than a genuine fall in investment need. Several of the programme's rolling maintenance programmes are known to have a multi-year run rate beyond what is currently loaded into the forecast. The tree planting programme, for example, is expected to continue at around £1.5m a year, but only the next two years of that spend has so far been carried into Table 2. As these programmes are subject to future capital bids, spend in the later years of the ten-year forecast is likely to increase from the levels currently shown.

38. At the same time, a number of the discrete, grant-funded schemes driving near-term spend, such as the expansion of Highshore SEND School and the Beormund Primary School relocation, are currently in design or under construction and are expected to complete within the next few years. Beyond that point, the forecast reduces not because investment needs stop, but because the council has not yet identified or approved its capital priorities for years four to ten of the programme. Sustaining investment at a similar scale into the second half of the ten-year period will therefore depend on future capital bids being developed and approved, rather than being assumed within the current forecast.

39. The programme's largest individual commitments are currently its rolling programmes, since these draw down budget over many years rather than a single delivery period. Corporate Facilities Management's Operational Buildings Lifecycle programme (£32.2m) is the largest single commitment in the General Fund, covering fabric, mechanical and electrical lifecycle works

across the council's operational estate. This is followed by the Disabled Facilities Grant (DFG) Homeowners Adaptations programme (£19.4m), which funds adaptations to help residents live independently in their own homes; Parks capital works, sports pitches and East Lodge (£17.1m); the Building Compliance Programme (£15.3m), which maintains the council's statutory health and safety inspection and assessment framework; and the Climate Emergency fund (£14.7m), which is expected to be spent by 2030.

Monitoring

40. In 2025-26, £70m of General Fund spend slipped between the forecast reported at M04 and the year-end outturn position. Some degree of slippage is a normal feature of a programme this size and complexity. However to address this, an exercise has been carried out this quarter to establish the current expected completion dates for every project in the capital programme, and the exhausted-by date for every programme – the point at which its approved funding is expected to be fully committed. This is the baseline position; it will become more robust as it is maintained over successive monitors, giving much greater visibility of where scheme timelines are slipping or accelerating, and will be tracked and reported on an ongoing basis from this point forward.

Financing

41. Borrowing is the largest single funding source for the General Fund programme, at £221m (62%) over the ten years, followed by Capital Grants at £61.3m (17%) and Reserves at £24.1m (7%); the remaining balance is made up of S106, NCIL (neighbourhood CIL), SCIL (Strategic CIL), External Contributions and Green Bonds receipts. The financing mix shifts markedly over the life of the programme. In 2026/27 and 2027/28, spend draws on the full range of funding sources, with Capital Grants alone contributing £45.9m – 75% of the ten-year grant total – in these two years, reflecting grant-funded schemes such as DFG Homeowners Adaptations and the expansion of Highshore SEND School. From 2028/29, S106, NCIL and SCIL developer contributions tail off as the schemes they support complete, and from 2030/31 onwards Borrowing (£28.6m) and Capital Grants (£11.0m) are the only sources of financing drawn upon.

42. These developer contributions taper off because they relate only to schemes already approved within the current programme, not because the funding sources themselves are running out. To reduce reliance on borrowing, S106, CIL and NCIL receipts are being prioritised as the first call on funding for all new capital bids coming forward; as these are developed and approved over the coming year, further developer contribution income is expected to enter the programme in later years and reduce the borrowing that would otherwise be required to fund them.

Variations and Virements

Table 3 shows the variations to the capital programme in M04.

Area	Scheme	Variation (£)	Funding
Adults' Social Care	Capital refresh (multiple Schemes)	(1,671,890)	Borrowing
Planning and Growth	Capital refresh (multiple Schemes)	(10,904,008)	Borrowing
Housing General Fund	Capital refresh (multiple Schemes)	(4,847,286)	Borrowing
Children's & Schools Services	Permanent Expansion	(680,414)	S106
Children's & Schools Services	School Retention	(176,602)	S106
Children's & Schools Services	Southwark Inclusive Learning Service KS4	(141,000)	S106
	Removal from the programme	(18,341,897)	
Environment, Sustainability & Leisure	Other Public Realm Projects	1,000,000	Strategic CIL match funding for Bus Priority Works– Approved by Cabinet 17 June 2025
Environment, Sustainability & Leisure	Parks	22,295	S106 approved to provide biodiversity enhancements to Burgess Park through the creation of 2 wildflower meadows
Environment, Sustainability & Leisure	Play Investment Programme	57,008	S106 approved for delivering improvements to the play facilities at Salisbury Row Park Playground.
Environment, Sustainability & Leisure	Local Implementation Plan Programme	2,610,000	TfL Capital Grant
Housing GF	Disabled Facilities Grant (DFG) - Homeowners Adaptations	866,860	DFG Capital Grant
	Additions to the programme	**4,476,869**	

	Net removal from the capital programme	**(13,865,036)**	

43. Budget variations reflect changes to the overall capital programme, arising where budget is either added to or removed from the programme. At Month 4, a review of the capital programme identified £13.865m of budget to be removed from the programme due to no longer being required. This comprises of budget from schemes across the council that is no longer required for the projects for which they were originally approved.

44. These reductions are offset by £4.476m of additions to the programme, funded through Strategic CIL, Section 106 receipts and capital grants. The most significant additions are £2.610m for the Local Implementation Plan Programme, funded by a Transport for London (TfL) capital grant, and £1.000m for Other Public Realm Projects, funded from Strategic CIL. A further

£0.867m has been added to the Disabled Facilities Grant (DFG) Homeowners Adaptations programme, enabling the council to make full use of the grant funding allocated, including amounts carried forward from the previous year alongside the current year's allocation. In addition, £0.079m of Section 106 funding has been added to the Parks and Play Investment Programme schemes.

45. Appendix 2 sets out the capital programme budget virements (and variations) for approval. Budget virements are used to realign existing approved capital budgets to the individual projects through which schemes are being delivered. These transfers do not create additional overall programme expenditure; rather, they ensure that budgets sit against the correct live schemes and funding lines so that expenditure can be monitored and reported accurately. Examples include,

- the reallocation of planned preventative maintenance (PPM) budgets in Children's Services to individual school projects once the approved works programme has been confirmed,

- the transfer of the Climate Emergency unallocated budget to named schemes within the programme.

Capital Bids

46. Appendix 3 (a) and (b) sets out the new capital bids submitted for approval. Each bid has been considered through the council's capital governance process, supported by a business case setting out the proposed costs, funding source and delivery rationale, before review by officers through the Capital Board. To manage affordability and minimise the revenue impact of additional debt, the bids recommended for approval have been prioritised where they address health and safety requirements or can be funded from available CIL, Section 106 and other existing capital resources, including balances released from completed projects, without creating new borrowing requirements.

Interest rate risks

47. In 2026-27, of the General Fund £149m forecast outturn, 59% is funded by borrowing (£82.5m). Of the £167m HIP forecast spend in 2026-27, 15% is funded by borrowing (£25.3m)

48. Interest rates on new borrowing are expected to remain higher than those experienced in recent years, increasing the cost of servicing new debt over the long term. PWLB borrowing rates also remain elevated, reflecting ongoing geopolitical conflict, international trade uncertainty and persistently high UK inflation, which has kept government bond yields high and increased borrowing costs for local authorities. In addition, the council is required to make an annual Minimum Revenue Provision (MRP) charge in respect of historic borrowing, which places ongoing pressure on the revenue budget. It is therefore critical that the scale of borrowing within the capital programme is carefully considered to ensure that the associated revenue impact remains affordable and sustainable over the medium to long term.

49. Despite these pressures, the council continues to manage its borrowing costs prudently and remains well within the debt limits set by its latest Prudential Indicators, as reflected in the Treasury Management Strategy 2026-27 and required by the Prudential Code. This reflects the council's established approach to treasury management, regular monitoring of borrowing requirements and careful profiling of capital expenditure to ensure that new debt is taken on only where it is affordable, sustainable and aligned to delivery need. This ongoing oversight helps to mitigate the impact of higher interest rates and supports the council in maintaining a manageable and resilient financing position over the medium term.

Community, equalities (including socio-economic) and health impacts

50. This report monitors expenditure relating to the council's capital programme. Although as a monitoring report, this report has been judged to have no direct impact on local people and communities, the expenditure it is reporting reflects plans designed to have an impact on local people and communities. Community impact was considered at the time the projects and programmes were agreed. It is important that resources are efficiently and effectively utilised to support the council's policies and objectives.

Climate change implications

51. This report provides an update on the council's capital programme as a whole and includes climate change programme updates. The impact of individual projects and programmes will be considered in line with constitutional requirements as part of the specific decision making and procurement processes.

Resource implications

52. This report is the Month 4 capital Monitoring report which details the forecast budgetary position for 2026-27.

Consultation

53. No consultation has taken place as this report details the 2026-27 Month 4 Monitoring report.

Director of Law and Governance (NBC 20260820)

54. The council has a duty to maintain a balanced budget throughout the year and, accordingly, members are required to regularly monitor the council's financial position. Section 28 of the Local Government Act 2003 imposes a duty on the council to monitor its budgets throughout the financial year. The council must take necessary appropriate action to deal with any deterioration in the financial position revealed by the review. This report sets out the current situation regarding the general fund capital programme indicating that the costs can be contained within the current funding envelope. It also sets out the position regarding the housing investment programme.

55. Decisions regarding the strategic aspects of the regulation and control of the council's finances are reserved to the Executive in accordance with Part 3B of the constitution. This part refers to the Executive having responsibility for the “council's revenue and capital budgets, including the housing revenue account, ensuring effective financial control and the achievement of value for money, within the provisions of financial standing orders. The Financial Standing Orders require the chief finance officer to report on the overall financial position of the council and on capital expenditure incurred by the council to the Executive on a regular basis.

56. Specific provisions for the approval of virements over £1,000,000 and up to £10,000,000 between capital projects or programme headings as set out in the overall programme approved by council assembly are reserved to Executive in Part 3C.

57. The capital programme assists the council in complying with the duty under the Local Government Act 1999 which requires it to make arrangements to secure the continuous improvement in the way its functions are exercised, by having regard to the combination of economy, efficiency and effectiveness.

58. The council is required under section 149 of the Equality Act 2010 to have due regard to the need to:

- Eliminate unlawful discrimination harassment and victimisation
- Advance equality of opportunity between people who share protected characteristics and those who do not Foster good relations between people who share protected characteristics and those who do not.

59. Executive needs to take account of this duty in considering this report.

60. The community, equalities (including socio-economic) and health impacts section above indicates that whilst this report has been judged to have no direct impact on local people and communities, the expenditure it is reporting reflects plans designed to have an impact on local people and communities.

61. The public sector equality duty is a continuing duty and will need to be taken account of in any processes to mitigate budget pressures.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None	N/A	N/A

APPENDICES

No.	Title
Appendix 1a	General Fund Capital Programme 2026-27 to 2035-36
Appendix 1b	Appendix 1b: General Fund Project References
Appendix 2	Variations and Virements
Appendix 3(a)	New General Fund Capital bids

Appendix 3(b)	New General Fund Capital bids - narrative

AUDIT TRAIL

This section must be included in all reports.

Executive Member	Cllr Sam Foster, Executive Member for Finance and General Purposes	
Lead Officer	Clive Palfreyman, Strategic Director of Resources	
Report Author	Tim Jones, Director of Finance	
Version	Final	
Dated	3 September 2026	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	**Comments Sought**	**Comments Included**
Director of Law and Governance	Yes	Yes
Strategic Director of Resources	N/A	N/A
Executive Member	Yes	Yes
Date final report sent to Constitutional Team		3 September 2026

Appendix 1a : General Fund M04 2026-27 Capital Programme

Capital Project Name	Project Stage	B/f Remaining Budget	Budget Virements	Budget Variations	Remaining Budget	2026-27 Forecast	2027-28 Forecast	2028-29 Forecast	2029-30 Forecast	2030-31 Forecast	2031-32 Forecast	2032-33 Forecast	2033-34 Forecast	2034-35 Forecast	2035-36 Forecast	Remaining Programme Budget	Remaining Programme Forecast	Variance
ASC Residential Homes - Lifecycle Capital Programme	Rolling Programme	5,433,122	-	-	5,433,122	700,281	700,281	700,281	700,281	700,281	700,281	700,281	531,155	-	-	5,433,122	5,433,122	-
ASC Properties - Lifecycle Capital Programme	Rolling Programme	4,417,788	-	-	4,417,788	330,833	330,833	660,000	660,000	660,000	660,000	660,000	456,122	-	-	4,417,788	4,417,788	-
Bed Based Care	Financially Complete	1,610,823	-	(1,610,823)	(0)	-	-	-	-	-	-	-	-	-	-	(0)	-	-
Children and Adults Information System Development	Rolling Programme	51,331	-	-	51,331	51,331	-	-	-	-	-	-	-	-	-	51,331	51,331	-
Changing Places Toilet Programme	Financially Complete	43,798	-	(43,798)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MH Supported Housing Insourcing Transition	Financially Complete	17,269	-	(17,269)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Adults Social Care		**11,574,132**	**-**	**(1,671,890)**	**9,902,242**	**1,082,445**	**1,031,114**	**1,360,281**	**1,360,281**	**1,360,281**	**1,360,281**	**1,360,281**	**987,277**	**-**	**-**	**9,902,242**	**9,902,241**	**-**
																		-
Cleaner Greener Safer	Rolling Programme	9,730,209	-	-	9,730,209	1,889,959	2,492,521	2,180,312	1,879,133	1,288,284	-	-	-	-	-	9,730,209	9,730,209	-
Libraries and Youth Services	Various stages	589,667	-	-	589,667	548,579	41,088	-	-	-	-	-	-	-	-	589,667	589,667	-
Air Quality Action Plan & Clean air delivery projects (previously descr	Various stages	1,914,995	-	-	1,914,995	1,096,167	818,828	-	-	-	-	-	-	-	-	1,914,995	1,914,995	-
Climate Emergency incl. Carbon Reduction Investment	Various stages	14,659,267	-	-	14,659,267	6,716,375	3,861,929	4,080,963	-	-	-	-	-	-	-	14,659,267	14,659,267	-
Green Building Fund	Various stages	287,137	-	-	287,137	287,137	-	-	-	-	-	-	-	-	-	287,137	287,137	-
Leisure Centres decarbonisation, digital transformation	Various stages	879,331	-	-	879,331	879,331	-	-	-	-	-	-	-	-	-	879,331	879,331	-
Leisure centre remedial and improvement works	Procurement / Tender	5,752,510	-	-	5,752,510	2,107,550	3,644,960	-	-	-	-	-	-	-	-	5,752,510	5,752,510	-
Other PR Projects	Various stages	4,094,656	-	1,000,000	5,094,656	865,830	3,324,206	904,620	-	-	-	-	-	-	-	5,094,656	5,094,655	-
Cycle Superhighway 4 project	Feasibility / Design Stage	3,201,817	-	-	3,201,817	162,727	3,039,090	-	-	-	-	-	-	-	-	3,201,817	3,201,817	-
Southwark School Streets	Various stages	211,929	-	-	211,929	211,929	-	-	-	-	-	-	-	-	-	211,929	211,929	-
CIL 2021- Highways	Feasibility / Design Stage	123,876	-	-	123,876	123,876	-	-	-	-	-	-	-	-	-	123,876	123,876	-
Parks capital works, sports pitches, East Lodge	Various stages	17,042,679	-	22,295	17,064,974	5,249,576	8,394,096	2,121,302	1,300,000	-	-	-	-	-	-	17,064,974	17,064,974	-
Tree Planting	Rolling Programme	2,779,116	-	-	2,779,116	1,300,000	1,479,116	-	-	-	-	-	-	-	-	2,779,116	2,779,116	-
CIL 2021- Parks	Various stages	931,574	-	-	931,574	-	630,839	300,735	-	-	-	-	-	-	-	931,574	931,574	-
Play Investment Programme	Various stages	2,498,169	-	57,008	2,555,177	960,009	1,595,168	-	-	-	-	-	-	-	-	2,555,177	2,555,177	-
South Dock Marina Essential Works	On Site / Construction	7,803,855	-	-	7,803,855	500,000	7,303,855	-	-	-	-	-	-	-	-	7,803,855	7,803,855	-
South Dock Marina crane replacement	Feasibility / Design Stage	1,688,858	-	-	1,688,858	491,058	1,197,800	-	-	-	-	-	-	-	-	1,688,858	1,688,858	-
Street Lighting - Central Management System	Procurement / Tender	1,560,133	-	-	1,560,133	1,050,000	510,133	-	-	-	-	-	-	-	-	1,560,133	1,560,133	-
StreetCare - Structures, flood prevention , Principal Road prog.	Various stages	6,876,905	-	-	6,876,905	3,571,749	1,600,668	1,305,408	399,080	-	-	-	-	-	-	6,876,905	6,876,905	-
NPR Programme	Rolling Programme	14,074,255	-	-	14,074,255	3,700,000	4,200,000	4,613,273	1,560,982	-	-	-	-	-	-	14,074,255	14,074,255	-
Streets for People	Feasibility / Design Stage	22,532,595	-	-	22,532,595	4,500,000	6,900,000	6,132,595	5,000,000	-	-	-	-	-	-	22,532,595	22,532,595	-
LIP Programme	Various stages	2,072,842	-	2,610,000	4,682,842	4,157,842	525,000	-	-	-	-	-	-	-	-	4,682,842	4,682,842	-
CCTV Cameras	Various stages	3,364,889	-	-	3,364,889	1,668,094	1,342,837	353,958	-	-	-	-	-	-	-	3,364,889	3,364,889	-
Place Management Programme	Rolling Programme	1,332,126	-	-	1,332,126	650,126	682,000	-	-	-	-	-	-	-	-	1,332,126	1,332,126	-
Environment, Sustainability & Leisure		**126,003,391**	**-**	**3,689,303**	**129,692,694**	**42,687,915**	**53,584,134**	**21,993,166**	**10,139,196**	**1,288,284**	**-**	**-**	**-**	**-**	**-**	**129,692,694**	**129,692,694**	**-**
																		-
IT operations	Rolling Programme	3,154,773	-	-	3,154,773	2,760,000	394,773	-	-	-	-	-	-	-	-	3,154,773	3,154,773	-
Digital Strategy	Rolling Programme	10,043,070	-	-	10,043,070	7,056,245	2,986,825	-	-	-	-	-	-	-	-	10,043,070	10,043,070	-
Digital & Resident Experience		**13,197,843**	**-**	**-**	**13,197,843**	**9,816,245**	**3,381,598**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**13,197,843**	**13,197,843**	**-**
																		-
Gypsy and Travellers Site Fire Safety Reconfiguration	Procurement / Tender	656,609	-	-	656,609	957,720	-	-	-	-	-	-	-	-	-	656,609	957,720	301,111
Home ownership support	Rolling Programme	3,002,428	-	-	3,002,428	300,241	300,241	300,241	300,241	300,241	300,241	300,241	300,241	300,241	300,258	3,002,428	3,002,427	-
Empty properties Compulsory purchase fund	Rolling Programme	2,000,000	-	-	2,000,000	1,200,000	400,000	400,000	-	-	-	-	-	-	-	2,000,000	2,000,000	-
DFG - Homeowners Adaptations	Rolling Programme	18,552,391	-	866,860	19,419,251	2,866,860	1,839,000	1,839,000	1,839,000	1,839,000	1,839,000	1,839,000	1,839,000	1,839,000	1,840,391	19,419,251	19,419,251	-
LAHF Buybacks 50 Programme	In Progress	13,699,669	-	-	13,699,669	13,699,670	-	-	-	-	-	-	-	-	-	13,699,669	13,699,670	-
Capital Refresh - M04	Financially Complete	4,847,286		(4,847,286)	-											-		-
Housing GF		**42,758,383**	**-**	**(3,980,426)**	**38,777,957**	**19,024,491**	**2,539,241**	**2,539,241**	**2,139,241**	**2,139,241**	**2,139,241**	**2,139,241**	**2,139,241**	**2,139,241**	**2,140,650**	**38,777,957**	**39,079,068**	**301,111**
																		-
PPM & Compliance Programme	Rolling Programme	15,266,925	-	-	15,266,925	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,766,925	15,266,925	15,266,925	-
Operational Buildings Lifecycle	Rolling Programme	32,190,127	-	-	32,190,127	6,000,000	5,000,000	5,000,000	5,000,000	5,000,000	6,190,127	-	-	-	-	32,190,127	32,190,127	-
Corporate Facilites Management		**47,457,052**	**-**	**-**	**47,457,052**	**7,500,000**	**6,500,000**	**6,500,000**	**6,500,000**	**6,500,000**	**7,690,127**	**1,500,000**	**1,500,000**	**1,500,000**	**1,766,925**	**47,457,052**	**47,457,052**	**0**
																		-
Primary Schools refurbishment programme 2026/27	On Site / Construction	3,115,271	0	-	3,115,271	2,555,271	560,000	-	-	-	-	-	-	-	-	3,115,271	3,115,271	-
Primary Schools Refurbishment Programme - Pre 2026-27	Retention / Defects Period	4,681,894	(0)	-	4,681,893	4,681,892	-	-	-	-	-	-	-	-	-	4,681,893	4,681,892	-
Beormund Primary School Redevelopment	On Site / Construction	9,880,974	-	-	9,880,974	8,980,974	900,000	-	-	-	-	-	-	-	-	9,880,974	9,880,974	-
Charter School Expansion	Retention / Defects Period	1,268,455	-	-	1,268,455	1,268,455	-	-	-	-	-	-	-	-	-	1,268,455	1,268,455	-
Cherry Garden School Expansion	Feasibility / Design Stage	2,466,289	-	-	2,466,289	2,466,289	-	-	-	-	-	-	-	-	-	2,466,289	2,466,289	-
Riverside Primary School.	Retention / Defects Period	546,322	-	-	546,322	546,322	-	-	-	-	-	-	-	-	-	546,322	546,322	-
Rotherhithe Primary School Expansion	Retention / Defects Period	327,989	-	-	327,989	327,989	-	-	-	-	-	-	-	-	-	327,989	327,989	-
Ivydale Primary School	On Site / Construction	3,607,060	-	-	3,607,060	3,607,060	-	-	-	-	-	-	-	-	-	3,607,060	3,607,060	-
SEND and disabilities development	Various Stages	7,577,484	-	-	7,577,484	6,359,026	1,218,458	-	-	-	-	-	-	-	-	7,577,484	7,577,484	-
Highshore (SEND & Disabilities Development)	Feasibility / Design Stage	11,685,755	-	-	11,685,755	5,842,878	5,842,878	-	-	-	-	-	-	-	-	11,685,755	11,685,755	-
Childrens Homes	On Site / Construction	1,121,136	-	-	1,121,136	1,121,136	-	-	-	-	-	-	-	-	-	1,121,136	1,121,136	-
Southwark Schools for the Future	Retention / Defects Period	332,773	-	-	332,773	332,773	-	-	-	-	-	-	-	-	-	332,773	332,773	-
Childcare Expansion Grant	Retention / Defects Period	3,931	-	-	3,931	3,931	-	-	-	-	-	-	-	-	-	3,931	3,931	-
Permanent Expansion	Financially Complete	680,414	-	(680,414)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
School Retention	Financially Complete	176,602	-	(176,602)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Southwark Inclusive Learning Service KS4	Feasibility / Design Stage	1,700,000	-	(141,000)	1,559,000	1,559,000	-	-	-	-	-	-	-	-	-	1,559,000	1,559,000	-
Children's & Schools Services		**49,172,349**	**(0)**	**(998,016)**	**48,174,333**	**39,652,996**	**8,521,335**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**48,174,333**	**48,174,331**	**- 1**
Kentish Drover Ceramics	Feasibility / Design Stage	324,029	-	-	324,029	30,000	294,029	-	-	-	-	-	-	-	-	324,029	324,029	-
Walworth PSiCA	Financially Complete	512,172	-	-	512,172	-	512,172	-	-	-	-	-	-	-	-	512,172	512,172	-
Bramcote Park	On Site / Construction	608,851	-	-	608,851	521,351	87,500	-	-	-	-	-	-	-	-	608,851	608,851	-
Folgate Estate	On-going	196,920	-	-	196,920	146,920	50,000	-	-	-	-	-	-	-	-	196,920	196,920	-
634-636 Old Kent Road	On-going	237,356	-	-	237,356	-	237,356	-	-	-	-	-	-	-	-	237,356	237,356	-

OKR & E&C Bus Imps	On-going	4,058,922	-	-	4,058,922	1,014,730	1,014,730	1,014,730	1,014,730	-	-	-	-	-	-	4,058,922	4,058,922	-
Geraldine Mary Harmsworth Landscaping	Procurement / Tender	1,171,758	-	-	1,171,758	75,000	1,061,758	35,000	-	-	-	-	-	-	-	1,171,758	1,171,758	-
Holyrood Street	Feasibility / Design Stage	673,994	-	-	673,994	75,000	578,994	20,000	-	-	-	-	-	-	-	673,994	673,994	-
Southwark Pensioners	On Site / Construction	1,855,152	-	-	1,855,152	1,815,152	40,000	-	-	-	-	-	-	-	-	1,855,152	1,855,152	-
Revitalising the Blue	On Site / Construction	1,939,602	-	-	1,939,602	1,887,602	52,000	-	-	-	-	-	-	-	-	1,939,602	1,939,602	-
177 Abbey Street	Feasibility / Design Stage	950,694	-	-	950,694	-	950,694	-	-	-	-	-	-	-	-	950,694	950,694	-
Rockingham Street Arches	Feasibility / Design Stage	343,966	-	-	343,966	293,966	50,000	-	-	-	-	-	-	-	-	343,966	343,966	-
LGBTQ+ Cultural Centre	Procurement / Tender	1,880,447	-	-	1,880,447	1,870,447	10,000	-	-	-	-	-	-	-	-	1,880,447	1,880,447	-
Gateway to Peckham	On-going	2,182,543	-	-	2,182,543	750,000	1,432,543	-	-	-	-	-	-	-	-	2,182,543	2,182,543	-
Peckham Rye Station Ph 2& 3	On Site / Construction	5,148,785	-	-	5,148,785	4,973,785	175,000	-	-	-	-	-	-	-	-	5,148,785	5,148,785	-
Peckham Square	Feasibility / Design Stage	7,063,235	-	-	7,063,235	501,675	3,500,000	2,911,560	150,000	-	-	-	-	-	-	7,063,235	7,063,235	-
Elim House - H&S Works	Financially Complete	255,765	-	-	255,765	255,765	-	-	-	-	-	-	-	-	-	255,765	255,765	-
Aylesbury - Plot 18	Retention / Defects Period	2,974,283	-	-	2,974,283	750,000	2,224,283	-	-	-	-	-	-	-	-	2,974,283	2,974,283	-
Council Depot Improvements and Rationalisation	On-going	3,348,997	-	-	3,348,997	64,270	3,284,727	-	-	-	-	-	-	-	-	3,348,997	3,348,997	-
Canada Water Library	Feasibility / Design Stage	1,254,737	-	-	1,254,737	50,000	1,174,737	30,000	-	-	-	-	-	-	-	1,254,737	1,254,737	-
NCIL 1 2026/27	Various stages	3,782,036	-	-	3,782,036	1,181,392	2,350,644	250,000	-	-	-	-	-	-	-	3,782,036	3,782,036	-
NCIL 2 2026/27	Various stages	4,423,957	-	-	4,423,957	1,664,178	2,509,779	250,000	-	-	-	-	-	-	-	4,423,957	4,423,957	-
NCIL 3 2026/27	Various stages	3,959,271	-	-	3,959,271	1,513,030	2,196,242	250,000	-	-	-	-	-	-	-	3,959,271	3,959,271	-
NCIL 4 2026/27	Various stages	3,207,197	-	-	3,207,197	1,507,197	1,000,000	700,000	-	-	-	-	-	-	-	3,207,197	3,207,197	-
NCIL 5 2026/27	Various stages	1,939,880	-	-	1,939,880	939,880	700,000	300,000	-	-	-	-	-	-	-	1,939,880	1,939,880	-
NCIL 6 2026/27	Various stages	591,705	-	-	591,705	166,705	375,000	50,000	-	-	-	-	-	-	-	591,705	591,705	-
Void Commercial Shops (Council)	On-going	761,911	-	-	761,911	200,000	200,000	200,000	161,911	-	-	-	-	-	-	761,911	761,911	-
Commercial portfolio - Capital Investment	On-going	6,670,245	-	-	6,670,245	2,761,778	3,070,000	838,467	-	-	-	-	-	-	-	6,670,245	6,670,245	-
Chambers Wharf	On-going	300,000	-	-	300,000	150,000	150,000	-	-	-	-	-	-	-	-	300,000	300,000	-
Elephant & Castle Regeneration	Retention / Defects Period	5,064,231	-	-	5,064,231	3,064,231	2,000,000	-	-	-	-	-	-	-	-	5,064,231	5,064,231	-
Project - Minor	Various stages	1,068,207	-	-	1,068,207	779,408	288,799									1,068,207	1,068,207	-
Capital Refresh - M04	Financially Complete	10,904,008	-	(10,904,008)	-	-		-	-	-	-	-	-	-	-	-		-
Planning & Growth		**79,654,853**	**-**	**(10,904,008)**	**68,750,846**	**29,003,461**	**31,570,985**	**6,849,757**	**1,326,642**	**-**	**-**	**-**	**-**	**-**	**-**	**68,750,846**	**68,750,845**	**-**
2026-36 Capital Porgramme		**369,818,003**	**(0)**	**(13,865,036)**	**355,952,966**	**148,767,552**	**107,128,407**	**39,242,445**	**21,465,359**	**11,287,806**	**11,189,649**	**4,999,522**	**4,626,518**	**3,639,241**	**3,907,575**	**355,952,966**	**356,254,075**	**301,110**
Financed By	**Borrowing**	238,328,496		(17,423,184)	220,905,313	82,509,814	69,562,689	26,842,236	13,611,629	9,448,806	9,350,649	3,160,522	2,787,518	1,800,241	2,067,183	220,905,313	221,206,423	301,110
	Green bonds	417,709		-	417,709	334,833	82,876	-	-	-	-	-	-	-	-	417,709	417,709	-
	Supported Borrowing	6,324,530		-	6,324,530	6,324,530		-	-	-	-	-	-	-	-	6,324,530	6,324,530	-
	Reserves	24,085,773		-	24,085,773	4,718,632	8,234,546	6,132,595	5,000,000	-	-	-	-	-	-	24,085,773	24,085,773	-
	S106	13,671,513		(918,713)	12,752,800	5,070,756	5,585,050	1,082,264	1,014,730	-	-	-	-	-	-	12,752,800	12,752,800	-
	NCIL	17,904,045		-	17,904,045	6,972,381	9,131,664	1,800,000	-	-	-	-	-	-	-	17,904,045	17,904,045	-
	SCIL	9,307,185		1,000,000	10,307,185	6,403,870	3,002,580	900,735	-	-	-	-	-	-	-	10,307,185	10,307,185	-
	Capital Grants	57,802,824		3,476,860	61,279,684	35,435,236	10,550,575	2,484,616	1,839,000	1,839,000	1,839,000	1,839,000	1,839,000	1,839,000	1,840,391	61,279,684	61,279,684	-
	External Contributions	1,975,926		-	1,975,926	997,499	978,427	-	-	-	-	-	-	-	-	1,975,926	1,975,926	-
	Total Financing																	
	Variance	**369,818,003**	**-**	**(13,865,036)**	**355,952,966**	**148,767,552**	**107,128,407**	**39,242,445**	**21,465,359**	**11,287,806**	**11,189,649**	**4,999,522**	**4,626,518**	**3,639,241**	**3,907,575**	**355,952,966**	**356,254,076**	**301,110**

APPENDIX 1b: General Fund Project References

M04 2026-27 Capital Monitor

Adults' Social Care

ASC Residential Homes - Lifecycle Capital Programme – £5.4m

This is a multi-year lifecycle investment programme across the council's four residential and nursing care homes, covering building fabric, mechanical and electrical infrastructure, accessibility and energy efficiency improvements to maintain their condition, safety and long-term sustainability. The programme's funding is now expected to be exhausted by March 2034, revised from the previous date to reflect internal capacity constraints on the pace of procurement and delivery rather than any change in scope.

ASC Properties - Lifecycle Capital Programme – £4.4m

This is a rolling lifecycle investment programme across Adult Social Care's operational buildings and supported living accommodation, maintaining safe, accessible and comfortable environments for residents, service users and staff. As with the residential homes programme, the funding is now expected to be exhausted by March 2034 due to internal capacity constraints on delivery pace.

Children and Adults Information System Development – £51k

This rolling programme funds the purchase, upgrade and enhancement of digital applications supporting the work of the Children's and Adults' Services department. The programme's funding is expected to be exhausted by the end of 2026/27.

Environment, Sustainability & Leisure

Cleaner Greener Safer – £9.7m

The Cleaner Greener Safer programme has run since 2003, providing a £1.88m annual allocation that residents and community groups apply for to deliver permanent, physical improvements to their local neighbourhoods. The 2026/27 round of projects is currently at setup, outline design or detailed design stage.

Libraries and Youth Services – £590k

This programme funds improvements to libraries, youth centres and adventure playgrounds across the borough, improving safety and inclusivity for the staff, visitors, children and young people who use them. Works at two adventure playgrounds are complete, a contractor has been agreed for a third site, and new furniture at a youth centre is awaiting confirmation that the related construction work has finished, likely in November 2026. Further projects will be scoped and quoted during 2026/27.

Air Quality Action Plan & Clean Air Delivery Projects (previously described as Climate Emergency Delivery Projects) incl. back-office systems – £1.9m

This budget line covers six separate air quality and clean air delivery projects, coordinated by the Environmental Protection Team, ranging from a back-office system upgrade to school-based air quality monitoring and an extension of the Smoke Control Area to inland waterways. Most are targeted for completion between October 2026 and December 2027; several have slipped slightly due to delays concluding contracts, limited engagement from schools and families, and pre-election period restrictions on consultation activity.

Climate Emergency incl. Carbon Reduction Investment – £14.7m

The Climate Emergency programme supports the council's commitment to reach carbon neutrality across the borough by 2030, delivering the Climate Action Plan and Climate Budget through a £25m fund. Projects continue to be delivered on an ongoing basis through to 2030, at which point there are currently no plans to replenish the fund.

Green Building Fund – £287k

The Green Building Fund is built from Section 106 carbon offsetting contributions collected by Planning from major developments, and is administered by the Climate Change Team to fund carbon reduction projects delivered by council services. It is replenished on an ongoing basis as further contributions are collected and released by Planning Committee decision, with the next drawdown scheduled for autumn 2026.

Leisure Centres Decarbonisation, Digital Transformation – £879k

This covers decarbonisation works across the leisure centre estate, delivered jointly with the Climate Change Team in support of the council's Net Zero by 2030 ambition, alongside digital transformation of the leisure service including a new customer relationship management system and website. LED lighting upgrades are underway across the estate, supplementing climate change team-funded projects such as the replacement of gas boilers with heat pumps, with the lighting scheme targeted for the third quarter of 2026/27.

Leisure Centre Remedial and Improvement Works – £5.8m

This programme funds upgrade works across the leisure centre estate to maintain statutory compliance, improve the customer experience and reduce running costs through more efficient plant, including heating, cooling and water treatment. Air Handling Unit and Building Management System upgrades are currently in procurement, targeted for completion in April 2027, having slipped slightly due to a related delay in the Public Sector Decarbonisation Scheme's planning approval.

Other PR Projects – £5.1m

These public realm schemes aim to create safer, more attractive streets with a particular focus on walking and cycling, funded in part through Section 106 and Community Infrastructure Levy contributions and in support of the council's statutory duty as highway authority. America Street is under construction and on track for completion by the end of summer, Druid Street is in the final stage of design ahead of entering construction in the fourth quarter, and the programme's remaining schemes are at feasibility or early design stage; all are being delivered to challenging programme deadlines.

Cycle Superhighway 4 project – £3.2m

This scheme will complete the final section of Cycle Superhighway 4, providing a segregated cycleway along the A200 Lower Road from Rotherhithe roundabout to Evelyn Street, and in doing so a continuous, dedicated cycle route between London Bridge and Greenwich. The project is currently at design stage, with delivery planned to complete by the end of this financial year.

Southwark School Streets – £212k

The School Streets programme creates safer, healthier streets around schools by restricting traffic at opening and closing times, tackling dangerous parking and encouraging more active, healthier journeys for pupils and their families. Individual schemes are progressing through feasibility, design and delivery at different stages, with some due to complete this financial year and others carried

into future years as the programme continues; a shortage of funds could delay delivery of individual schemes.

CIL 2021- Highways – £124k

These schemes aim to create a safer, more attractive public realm with a particular focus on walking and cycling, in support of the council's statutory duty as highway authority to improve road safety. The schemes are currently at feasibility study or early design stage.

Parks capital works, sports pitches, East Lodge – £17.1m

This programme funds a range of improvements to leisure facilities across the borough. Individual scheme progress is reported through the Policy & Programmes team's quarterly report, and the programme's funding is expected to be exhausted by March 2028.

Tree Planting – £2.8m

This is a borough-wide tree planting and replacement programme, delivering environmental maintenance and growth with modest capacity to add further trees to the borough's stock. The 2025/26 programme has been successfully delivered; this is an ongoing programme, though funding beyond 2027/28 has not yet been confirmed.

CIL 2021- Parks – £932k

This funding line uses Community Infrastructure Levy contributions to support leisure facility improvements across the borough.

Play Investment Programme – £2.6m

This programme funds improvements to play areas across the borough, addressing their condition and improving inclusivity. The programme's funding is expected to be exhausted by September 2027.

South Dock Marina Essential Works – £7.8m

This project will refurbish the boatyard infrastructure at South Dock Marina, which is currently inadequate and unsafe. A contractor has been appointed, the site has been cleared and works are underway, with completion expected in July 2027.

South Dock Marina Crane Replacement – £1.7m

This project will replace the ageing boat lifting crane at South Dock Marina. Feasibility work has been completed, with completion expected in April 2027, though further funding may still be required.

Street Lighting – Central Management System – £1.6m

This project will install a Central Management System across Southwark's street lighting network, allowing the council to remotely monitor lighting assets, identify faults more quickly and control lighting levels, improving reliability while reducing energy use and maintenance visits. Gateway 1 approval for the procurement route through the Yorkshire Purchasing Organisation (YPO), a public sector buying consortium, is currently being prepared, with completion forecast for 2028/29.

StreetCare – Structures, Flood Prevention, Principal Road Programme – £6.9m

This budget line covers four strands: the Better Bus Southwark transport project on Walworth Road, Principal Road resurfacing, structures and flood alleviation maintenance, and the Vision Zero road safety programme, which has developed a risk-based method for prioritising investment across the borough's roads. Most strands are progressing to plan, with 2 of 5 Principal Road

schemes already complete this year and Vision Zero's first phase targeted for March 2029; the exception is the Lavender Lock Bridge repair, which has slipped by 12 weeks after additional corrosion was found during works.

NPR Programme – £14.1m

This programme ensures the council continues to meet its statutory duty under the Highways Act 1980 to maintain a safe highway, delivering a high-quality highways service through non-principal road resurfacing. It is currently in the design and delivery phase, with 42 completions planned during 2026/27, of which 10 had been completed by the end of July 2026.

Streets for People – £22.5m

This programme delivers improvements to streets and communities through enhanced walking and cycling infrastructure and redesigned road layouts, in accordance with the Streets for People Strategy and Delivery Plan. It is currently at scoping and design stage; further funding will be required to deliver future phases.

LIP Programme – £4.7m

Funding from this line, provided by Transport for London, contributes to a number of transport and public realm schemes including junction improvements, new pedestrian crossings, cycleways, bus priority measures and behaviour change programmes, in support of the council's statutory road safety duties. Individual schemes are at various stages, from feasibility studies through to delivery within the current financial year.

CCTV Cameras – £3.4m

This project is upgrading the borough's radio network capacity and town centre CCTV cameras to high definition, and installing council-owned duct and fibre to replace the current rented network, in order to future-proof the system and safeguard public safety. The relocation phase completed in the first quarter of 2026/27, and the project remains on track for completion in December 2026.

Place Management Programme – £1.3m

This programme delivers practical action to improve street and estate cleanliness, tackling hotspot locations for graffiti, fly-tipping and litter through physical design-out measures, community engagement, education and enforcement. The programme's capital spend is now expected to be exhausted by March 2028, having been extended by a year after its first year was used for programme design and mobilisation; scope to use the budget is also limited by accounting restrictions between the General Fund and the Housing Revenue Account.

Digital and Resident Experience

IT Operations – £3.2m

This programme is improving and upgrading the council's IT infrastructure, work that is essential to the continued operation of council services and to maintaining a modern, secure workplace. Completion is expected in 2027/28.

Digital Strategy – £10.0m

This programme applies new and emerging technologies to improve digital services and ways of working, helping the organisation work more efficiently and safely, while improving residents' experience of digital services. Completion is expected in 2027/28.

Housing General Fund

Gypsy and Traveller Site Fire Safety Reconfiguration – £958k

This programme is reconfiguring and improving traveller sites across the borough to address critical health, safety and compliance issues, with a particular focus on fire safety, while also reducing overcrowding and ensuring compliance with current regulatory standards. A contractor has been awarded, completion is expected in January 2027, and the programme remains on track to complete within the 2026/27 financial year.

Home Ownership Support – £3.0m

This programme offers financial assistance to homeowners of empty and occupied properties to carry out essential repairs addressing statutory health and safety hazards, in line with the Housing Act 2004, the Housing Health and Safety Rating System and Decent Homes Standards, and in support of the council's commitment to safe and sustainable housing. Five properties have been brought back into use this period, with a further six works in progress.

Empty Properties Compulsory Purchase Fund – £2.0m

This programme supports the compulsory purchase and acquisition of long-term vacant properties, enabling their refurbishment and reoccupation, in support of the council's commitment to bring empty homes back into use across the borough. One long-term empty property is currently being considered, with feasibility, valuation, legal and due diligence work underway to determine whether compulsory purchase is the most appropriate option.

DFG - Homeowners Adaptations – £19.4m

The Private Sector Housing and Adaptations Programme delivers targeted interventions to help residents live independently across all housing tenures; through the Home Improvement Agency service, it provides practical and financial support for adaptations in private sector and housing association homes, enabling residents to remain safe, independent and comfortable in their own homes. 22 works have completed this financial year, with a further 12 in progress. The main risk is that delays in assessment could prevent the full grant allocation being spent, which would in turn result in the grant being clawed back and cause reputational damage to the council.

LAHF Buybacks 50 Programme – £13.7m

This programme is purchasing and refurbishing former Right to Buy properties for use as temporary accommodation and resettlement housing for refugees, reducing reliance on expensive nightly-paid accommodation and easing pressure on the General Fund's Temporary Accommodation budget. Completion is now expected in September 2026, revised slightly due to delays with individual offers, prolonged conveyancing and a number of late-stage changes in position from sellers.

Corporate Facilities Management

Compliance – £15.3m

This budget funds major building works needed to keep the council's sites safe, legal and compliant with statutory and safety requirements. No specific projects are currently itemised against the programme; individual schemes will be set out for the M08 monitor.

Lifecycle Programme – £32.2m

This budget replaces or renews major building assets before they fail, based on their expected lifespan, keeping buildings operating efficiently and avoiding costly breakdowns. No specific projects are currently itemised against the programme, which is demand-led and managed by the council's technical and workplace teams; individual schemes will be set out for the M08 monitor.

Children's & Schools Services

Primary Schools Refurbishment Programme 2026/27 – £3.1m

This programme delivers planned maintenance across a number of the borough's primary schools, including repairs to building fabric, windows, roofs, emergency lighting and underground drainage, in support of the council's statutory duty to provide a safe, warm and dry school environment. Approved funding is expected to be fully committed by October 2027.

Primary Schools Refurbishment Programme – Pre 2026/27 – £4.7m

This programme supports planned maintenance across the schools estate, in support of the council's statutory duty to provide a safe, warm and dry school environment. It is currently finalising prior-year projects and settling final accounts, with funding expected to be exhausted by October 2027.

Beormund Primary School - £9.9m

Beormund School is being expanded and relocated to Peckham. The new site will provide a purpose-built facility and support modern teaching techniques and learning for the Beormund SEMH School. It will also increase the school capacity to 56 pupils. The works on site are near completion and handover is due for Christmas 2026.

Charter School Expansion – £1.3m

This project is constructing a new secondary school on behalf of the Department for Education to expand capacity in the area. The building is practically complete and in use, with final accounts being agreed with the Department to ensure funding is transferred.

Cherry Garden School Expansion – £2.5m

A previously built school now has a defective roof, and the council is in negotiation with the original builder to rectify the condition and replace the roof to a new design. The scheme is currently at design stage. The main risk is a disagreement with the previous contractor over the roof's original construction and liability for the associated costs.

Riverside Primary School – £546k

This project delivered construction and improvement works to Riverside Primary School, including new entrance and dining hall facilities, to address the condition and safety of the existing building. The building is practically complete and in use, with final accounts being finalised; completion is expected in December 2026.

Rotherhithe Primary School Expansion – £328k

This project delivered a new school building at Rotherhithe Primary School to accommodate historic growth in pupil numbers. The building is practically complete and in use, with final accounts being finalised; completion is expected in December 2026.

Ivydale Primary School – £3.6m

This project is relocating Ivydale Primary School from two sites to one, following a fall in pupil roll, refurbishing the main site to accommodate the full school including a new lift, in order to support the school's long-term sustainability and reduce the overheads of running a second site. Main works are progressing and now in their third and final phase, completing the lift installation and the refurbishment of classrooms; completion is expected in December 2026.

SEND and disabilities development – £7.6m

This grant-funded programme supports a range of small projects to improve the capacity and quality of special educational needs and disabilities (SEND) provision in schools. There is no change to report this period, and the underlying grant funding remains ongoing.

Highshore SEND – £11.7m

This project is expanding Highshore Special School's sixth form into a closed primary school building, increasing SEND capacity and generating savings in placement costs through grant-funded improvements. Procurement has progressed and the scheme is now out to tender.

Children's Homes – £1.1m

This project is constructing new children's homes to increase the council's in-house placement capacity. The first home, Olive House, is already open and operating since last year. The works on the second home, Evergreen, are onsite and planned to be complete in October 2026.

Southwark Schools for the Future – £333k

This grant-funded scheme covers the final costs of the Schools for the Future building programme at the Southwark Inclusive Learning Service's Key Stage 3 site. There is no change to report this period; the council is awaiting final documentation before the retention held against the scheme can be released, with this expected by December 2026.

Childcare Expansion Grant – £4k

This grant-funded activity distributes capital funding to schools and settings to expand their early years provision. The remaining grant funding is being finalised for distribution to a setting, with completion expected in August 2026.

Permanent Expansion

This was a retention held against a historic school building programme, which has now ended; the contingency has since been released, and only a residual contingency budget remains.

School Retention

This was a retention held against a historic school building programme; the contingency has now been removed and the budget code closed.

Southwark Inclusive Learning Service KS4 – £1.6m

This project supports the relocation of the Southwark Inclusive Learning Service's Key Stage 4 provision to a single site, ensuring the new site is optimal for the pupils it serves, who were previously educated across two sites. There is no change to report this period; the council is awaiting the outcome of a school restructure to determine the site's requirements.

Planning & Growth

Bramcote Park – £609k

This project is refurbishing Bramcote Park North, including new play equipment, tree planting and landscaping, in an area of deprivation within the emerging Old Kent Road opportunity area. The contract has been awarded and the scheme is on site, with completion expected in December 2026; unknown ground conditions may still emerge as work progresses.

OKR & E&C Bus Improvements – £4.1m

This is a grant funding agreement, secured through Section 106 obligations, to support express bus services on Old Kent Road and at Elephant & Castle. This is an ongoing arrangement, with the current phase of support running to September 2030; the legal contract in place with Transport for London covers the full lifespan of the support and its phased payments, so there is no material risk to delivery.

E&C Open Spaces – £1.2m

This is the ninth and final project to be delivered in the immediate Elephant & Castle Development Area under the council's Development Agreement with Lend Lease, enhancing the Geraldine Mary Harmsworth parks and surrounding environs, including upgraded play facilities. Design is being finalised ahead of submission for planning determination, with completion expected in July 2027.

Holyrood Street – £674k

This project delivers public realm improvements to Holyrood Street, completing this phase of the wider scheme in support of the council's Streets for People and Low Line objectives. It is currently at detail design stage, with completion expected in June 2027.

Southwark Pensioners – £1.9m

This project is refurbishing the building that will house the Southwark Pensioners' Centre, a scheme set out in the council's Delivery Plan. Works are ongoing on site, with completion now expected in October 2026, having slipped by three weeks from the previous date due to site issues.

Revitalising the Blue – £1.9m

This project is refurbishing an existing building in the Blue into a Multi Arts Centre, intended to revitalise the area and draw additional footfall to it and its market. The main contract is on site, following award earlier this year, with completion now expected in January 2027, a month later than planned due to contract variations; this will also cause a minor delay to the rental income the completed scheme is expected to generate.

LGBTQ+ Cultural Centre – £1.9m

This project will provide an LGBTQ+ Cultural Centre within a railway arch in Blackfriars, a scheme set out in the council's Delivery Plan. Tender evaluations are complete, with contract award expected in September 2026 and completion expected in March 2027; the scheme remains subject to Network Rail approval for works to the arch.

Peckham Rye Station – Phases 2 and 3 – £5.1m

This project follows on from Phase 1 to deliver a new public square and commercial unit in the environs of Peckham Rye Station, a scheme set out in the council's Delivery Plan. Gateway 2 has been signed, contracts issued, and demolition of the existing arcade is underway, with completion expected in September 2027; construction inflation, delays and unforeseen ground conditions all present a risk, compounded by the scheme's proximity to live railway lines.

Peckham Square – £7.1m

This project will refurbish an adjoining parade at 91-93 Peckham High Street for commercial lettings, alongside extensive refurbishment of Peckham Square itself and its public realm, improving safety, security and sustainability and creating a destination for residents and visitors. Redesign and value engineering are complete, with a revised planning application scheduled for submission in September 2026 and completion expected in July 2029; planning permission, construction inflation and coordination between contracts all remain risks.

Aylesbury – Plot 18 – £3.0m

This scheme delivered a new library and health centre as part of the wider regeneration of the Aylesbury Estate, alongside new housing. The scheme is practically complete, with the final account and associated contractual claims currently being negotiated; this negotiation is expected to conclude by December 2026.

Neighbourhood Community Infrastructure Levy (NCIL) – £17.9m

NCIL funding is awarded to individuals and organisations to deliver local infrastructure in neighbourhoods across the borough. All outstanding projects are due to complete by March 2028.

- NCIL 1: 22 projects, 5 complete, £3.8m – parks and community centre schemes.
- NCIL 2: 32 projects, 4 complete, £4.4m – estate security and playground schemes.
- NCIL 3: 39 projects, 3 complete, £4.0m – youth, housing estate and walking route schemes.
- NCIL 4: 38 projects, 3 complete, £3.2m – estate security and streetscape schemes.
- NCIL 5: 12 projects, £1.9m – street and public space schemes.
- NCIL 6: 17 projects, £0.6m – estate security and CCTV provision.

Void Commercial Shops (Council) – £762k

This is a rolling programme of capital funding to enable major repairs to council-owned commercial shop units, securing and enhancing rental income and meeting landlord compliance obligations. Funds are expected to be fully utilised by mid-to-late 2029/30.

Commercial Portfolio – Capital Investment – £6.7m

This is a rolling programme of capital funding to enable major repairs across the council's larger commercial acquisitions, securing and enhancing rental income and meeting landlord compliance obligations, with planned works currently underway at several properties in the portfolio. Funds are expected to be fully utilised by mid-to-late 2028/29.

Chambers Wharf – £300k

This provides Section 106 funding, released under the legal agreement associated with the Chambers Wharf development, towards the fit-out of a new community facility on Llewellyn Street. This is an ongoing arrangement, with completion expected in September 2027.

Elephant & Castle Regeneration – £5.1m

This reflects the council's funding agreement with the Greater London Authority, dating back to 2014/15. The scheme was physically completed some years ago, and the funding agreement itself will conclude in 2029/30 as Southwark's staged payments are finalised.

Projects – Minor

This consists of 22 individual projects within the Planning and Growth programme with £200k or less remaining within the programme.

Appendix 2 - Budget Virements and Variations

VIREMENTS TO BE APPROVED

Project Name	Project Code	Children's	Adult Social Care	Children's and Adults' Services	Digital and Resident Experience	Environment, Sustainability & Leisure	Planning & Growth	Housing GF	General Fund Programme Total	Housing Investment Programme	Total Programmed Expenditure
Children's											
Primary Schools refurbishment programme		(1,074,438)		(1,074,438)					(1,074,438)		(1,074,438)
Rye Oak Primary School - Package A	E-0000-2026.01.01	86,313		86,313					86,313		86,313
Phoenix Primary School - Package A	E-0000-2026.01.02	371,124		371,124					371,124		371,124
Friars Primary - Package B	E-0000-2026.01.03	55,523		55,523					55,523		55,523
Goodrich - Package B	E-0000-2026.01.04	146,039		146,039					146,039		146,039
Riverside - Package B	E-0000-2026.01.05	69,306		69,306					69,306		69,306
Oliver Goldsmith - Package C	E-0000-2026.01.06	168,025		168,025					168,025		168,025
Keyworth - Package C	E-0000-2026.01.07	62,415		62,415					62,415		62,415
Heber - Package C	E-0000-2026.01.08	111,475		111,475					111,475		111,475
Alfred Salter Primary School	E-0000-2026.02.16	4,216		4,216					4,216		4,216
Tower Bridge	E-0000-2023.02	(2,335)		(2,335)					(2,335)		(2,335)
John Ruskin	E-0000-2023.03	(5,305)		(5,305)					(5,305)		(5,305)
Dulwich Wood Primary	E-0000-2023.04	(882)		(882)					(882)		(882)
Crampton, Crawford, Grove, DW Nursery, Hebe	E-0000-2023.06	(187,677)		(187,677)					(187,677)		(187,677)
Snowsfields	E-0000-2023.09	(104,820)		(104,820)					(104,820)		(104,820)
Primary Schools Refurbishment Programme Con	tingency Pre 26/27	(7,823)		(7,823)					(7,823)		(7,823)
P1 - Bessemer Grange - Roof & Windows	E-0000-2024.01	82,408		82,408					82,408		82,408
P2 - Rye Oak	E-0000-2024.02	32,970		32,970					32,970		32,970
P2 - Bird In Bush	E-0000-2024.04	1,196		1,196					1,196		1,196
P5 - Snowfields	E-0000-2024.11	3,129		3,129					3,129		3,129
P7 - Heber	E-0000-2024.13	46,279		46,279					46,279		46,279
P11 - Dulwich Wood Nursery	E-0000-2024.17	11,471		11,471					11,471		11,471
P13 - Brunswick	E-0000-2024.21	18,780		18,780					18,780		18,780
Crampton Primary School	E-0000-2024.23	19,132		19,132					19,132		19,132
Haymerle	E-0000-2024.28	349		349					349		349
Tower Bridge	E-0000-2024.32	15,418		15,418					15,418		15,418
Primary Schools refurbishment programme 202	E-0000-2025	(945,713)		(945,713)					(945,713)		(945,713)
C1 - Tuke	E-0000-2025.02	63,258		63,258					63,258		63,258
C1 - Crampton	E-0000-2025.03	16,296		16,296					16,296		16,296
C2 - Ilderton	E-0000-2025.05	142,738		142,738					142,738		142,738
C3 - Dulwich Wood Primary	E-0000-2025.06	47,042		47,042					47,042		47,042
C4 - Bird in Bush	E-0000-2025.07	220,985		220,985					220,985		220,985
C5 - Nell Gwynn	E-0000-2025.09	346,765		346,765					346,765		346,765
C6 - Riverside	E-0000-2025.10	17,446		17,446					17,446		17,446
C7 - Keyworth	E-0000-2025.12	162,289		162,289					162,289		162,289
C8 - Hollydale	E-0000-2025.13	6,604		6,604					6,604		6,604
Southwark Inclusive Learning Service KS3	R-6300-0000.14	302,026		302,026					302,026		302,026
SSF legacy commitments	R-6300-0000.99	(302,026)		(302,026)					(302,026)		(302,026)
Environment, Sustainability & Leisure											
Retrofit of C&A social care centres	L-6200-0090.07					1,430,857			1,430,857		1,430,857
Climate Emergency Unallocated	L-6200-0090.99					(1,430,857)			(1,430,857)		(1,430,857)
TOTAL VIREMENTS TO BE APPROVED				**(0)**					**(0)**		**(0)**

VARIATIONS TO BE APPROVED

Project Name	Project Code	Children's	Adult Social Care	Children's and Adults' Services	Digital and Resident Experience	Environment, Sustainability & Leisure	Planning & Growth	Housing GF	General Fund Programme Total	Housing Investment Programme	Total Programmed Expenditure
Children's											
Retention	Expansion retention	(680,414)		(680,414)					(680,414)		(680,414)
Southwark Inclusive Learning Service KS4 Relo	SILS 4	(141,000)		(141,000)					(141,000)		(141,000)
School Retention	School Retention	(176,602)		(176,602)					(176,602)		(176,602)
Adult Social Care											
Bed Based Care	S-0001-0007		(1,610,823)	(1,610,823)					(1,610,823)		(1,610,823)
Changing Places Toilet Programme	S-0001-0010		(43,798)	(43,798)					(43,798)		(43,798)
MH Supported Housing Insourc. Transition	S-0001-0011		(17,269)	(17,269)					(17,269)		(17,269)
Environment, Sustainability & Leisure											
Bus Priority Works	L-5110-0209					1,000,000			1,000,000		1,000,000
Major Parks	L-2340-0360					22,295			22,295		22,295
Playgrounds Inclusive Play	L-2340-0433					57,008			57,008		57,008
Community Zones	L-2026-0040.01					25,000			25,000		25,000
Community Zones Gerride St	L-2026-0040.02					100,000			100,000		100,000
St Marys Gyratory Access Imp	L-2026.0040.03					50,000			50,000		50,000
School Zones	L-2026.0040.04					50,000			50,000		50,000
Bramcote Park School Zones	L-2026-0040.05					100,000			100,000		100,000
Greater Bermondsey SfP	L-2026-0040.06					200,000			200,000		200,000
Peckham Rye SfP	L-2026-0040.07					200,000			200,000		200,000
Bermondsey St Phase 2	L-2026-0040.08					100,000			100,000		100,000
Camberwell Triangle	L-2026-0040.09					59,000			59,000		59,000
Peckham Rye Gyratory	L-2026-0060.03					250,000			250,000		250,000
Surrey Quays Gyratory Bus Imp	L-2026-0060.04					100,000			100,000		100,000
Peckham Rye PR	L-2026-0070.01					40,000			40,000		40,000
Cycleway 35	L-2026-0080.01					500,000			500,000		500,000
Tanner t to Willow St Walk Ph2	L-2026-0080.02					50,000			50,000		50,000
Cycle Parking Hangars	L-2026-0080.03					86,000			86,000		86,000
Micromobility Parking	L-2026-0080.04					75,000			75,000		75,000
Better Bus Partnerships	L-2026-0090.01					625,000			625,000		625,000
Planning & Growth											
Tower Bridge Road	R-1230-0320.05						(48,255)		(48,255)		(48,255)
The Old Vic Annex	R-4020-0065.01						(3,736,458)		(3,736,458)		(3,736,458)
Walworth Town Hall Re-Development	R-4020-0110.1						(56,170)		(56,170)		(56,170)
St Olav's Square Redevelopment	R-4020-0250.01						(2,250)		(2,250)		(2,250)
New Caledonia Wharf - Riverside Walk	R-4020-0352						(1,409,246)		(1,409,246)		(1,409,246)
Meeting House Lane	R-1230-0312.01						(279,010)		(279,010)		(279,010)
East Peckham Queens Road	R-1230-0314.01						(19,235)		(19,235)		(19,235)
Walworth Road	R-1230-0320.03						(10,000)		(10,000)		(10,000)
Camberwell	R-1230-0320.06						(575,000)		(575,000)		(575,000)
Revitalise Camberwell	R-2013-0090.04						(18,511)		(18,511)		(18,511)
Camberwell Station Road	R-4020-0071						(976,067)		(976,067)		(976,067)
21-23 Parkhouse St SE5 - Mixed use B1 Comm	R-4020-0343						(2,960,735)		(2,960,735)		(2,960,735)
Strategic Property Purchase	R-4020-0150.06						(155,711)		(155,711)		(155,711)
Rockingham Arches	R-4020-0150.18						(193,000)		(193,000)		(193,000)
8 Holyrood Street	R-4020-0165						(464,359)		(464,359)		(464,359)
Housing GF											
Home Repair Loan	G-7791-0130							(1,033,461)	(1,033,461)		(1,033,461)
Empty Homes Loans	G-7791-0030							(3,813,825)	(3,813,825)		(3,813,825)
DFG - Housing Renewal	G-7791-0090							866,860	866,860		866,860
TOTAL VARIATIONS TO BE APPROVED		**(998,016)**	**(1,671,890)**	**(2,669,906)**		**3,689,303**	**(10,904,007)**	**(3,980,426)**	**(13,865,036)**		**(13,865,036)**
TOTAL PROGRAMME BUDGET VIREMENTS & VARIATIONS		**(998,016)**	**(1,671,890)**	**(2,669,906)**		**3,689,303**	**(10,904,007)**	**(3,980,426)**	**(13,865,036)**		**(13,865,036)**

VIREMENTS & VARIATIONS REQUESTED TO BE APPROVED - FINANCED BY:

FINANCING SOURCE	**Amount**
Capital Receipts	0
Major Repairs Allowance	0
Reserves	0
Revenue	0
Capital Grant	3,476,860
Section 106 and CIL	81,287
External Contribution	0
Prudential Borrowing	(17,423,183)
TOTAL RESOURCES	**(13,865,036)**

VARIATIONS ONLY - FUNDING SOURCE BY DEPARTMENT

Department	Borrowing	Reserves	Revenue	S106	NCIL	SCIL	Capital Grants	External Contributions	Total Variation
Children's				(998,016)					**(998,016)**
Adult Social Care	(1,671,890)								**(1,671,890)**
Environment, Sustainability & Leisure				79,303		1,000,000	2,610,000		**3,689,303**
Planning & Growth	(10,904,007)								**(10,904,007)**
Housing GF	(4,847,286)						866,860		**(3,980,426)**
TOTAL	**(17,423,183)**			**(918,713)**		**1,000,000**	**3,476,860**		**(13,865,036)**

Appendix 3(a) List of capital bids

Projects to be funded through Virements from other projects that have been completed/project underspends/no longer needed			
Exec Member	**Narrative Bid Reference**	**Project**	**Capital needed**
Cllr Austin	P&G 1	Peckham: Peckham Square & 91/93 Peckham High Street	3,000,000
Cllr Bentley	P&G 2	223 Bermondsey	400,000
Cllr Austin	P&G 3	Southwark Pensioners	250,000
Cllr Austin	P&G 5	Rockingham Viaduct Arches	500,000
Cllr Chamberlain	P&G 6	Chroma - LGBTQ+ cultural centre	270,000
Cllr Bentley	P&G 7	Construction Skills Centre	100,000
Cllr McAsh	ESL 6	Street Lighting Lamp Column Replacement	280,000
		Total	**4,800,000**

Projects to be funded through the use of Strategic Community Infrastructure Levy (SCIL)			
Exec Member	**Ref**	**Project**	**Capital needed**
Cllr Threadgold	ESL1	South Dock Marina Crane Replacement	2,000,000
Cllr Austin	P&G 14	Peckham: Peckham Rye Station Square (Phase 2 and	3,900,000
Cllr Bentley	P&G 8	Black Elders Centre	3,000,000
Cllr Watson	ESL15	CCTV	160,000
Cllr Watson	P&G 9	Voluntary and Community Sector Hub	350,000
		Total	**9,410,000**

Projects to be funded through the use of Section 106 bids			
Exec Member	**Ref**	**Project**	**Capital needed**
Cllr Austin	P&G 10	Elephant and Castle railway station	1,500,000
Cllr Austin	P&G 11	Rouel Road	150,000

Cllr McAsh	ESL 7	Bedale Street Road Safety Scheme	1,600,000
Cllr McAsh	ESL 8	Vision Zero Southwark: a pathway towards eliminating road deaths and serious injuries	3,800,000
		Total	**7,050,000**

Projects underwritten by the council			
Exec Member	**Ref**	**Project**	**Capital needed**
Cllr Austin	P&G 13	Key worker housing pipeline on 2 sites	2,000,000
		Total	**2,000,000**

Projects already approved from NCIL in previous year but to be spent in 2026-27			
Exec Member	**Ref**	**Project**	**Capital needed**
Cllr Bentley	ESL 14	Thriving High Street Fund	14,500
		Total	**14,500**

Capital Bids Narrative – Appendix 3 (b)

Resources

Peckham Square, Library Square and 91-93 Peckham High Street Programme (Ref PG1)

Programme Overview

The programme will deliver a major transformation of Peckham through the redevelopment of Peckham Square, Library Square and the refurbishment of the council-owned property at 91-93 Peckham High Street.

The project aims to create a high-quality, accessible and greener civic square by addressing pedestrian and cycling conflicts, improving public realm infrastructure, enhancing biodiversity, increasing safety through improved lighting and surveillance, and providing enhanced facilities for play, recreation, events and community activities.

The programme also includes restoration of the heritage building at 91-93 Peckham High Street, creating active commercial uses that will increase natural surveillance and support the town centre economy.

The scheme has been shaped through extensive community engagement and responds to longstanding concerns regarding safety, anti-social behaviour, environmental quality and underutilised public space.

Programme Priorities

- **Clean and green streets** – The project will improve the public realm, create greener civic spaces, enhance biodiversity, improve pedestrian/cycling movement, and support better use of public space.
- **A safer Southwark** – The scheme responds to concerns about anti-social behaviour and safety, including improved lighting, surveillance, and more active use of the area.
- **A council that listens** – The programme has been shaped through extensive community engagement and responds to longstanding local concerns about safety, environmental quality and underused public space.

Start Date and Expected Completion:

- Development and design work has been progressing over several years, with planning submissions scheduled for August and September 2026.
- Construction is programmed to commence in September 2027.

- Completion of Peckham Square is expected in September 2028, with completion of 91-93 Peckham High Street in September 2029.

Bermondsey 223 Multi-Arts Space (ref PG2)

Programme Overview

The project will create a purpose-built arts and community venue within the former Thorowgoods Furniture Store building at The Blue Market, Bermondsey. The facility will be operated by Bermondsey 223 providing affordable studio space for emerging photographers alongside professional hire facilities. Revenue generated from studio hire will support a programme of free arts, cultural and community activities.

The project brings a long-vacant building back into productive use and establishes a destination venue expected to increase footfall to the local area, benefiting nearby businesses and retailers. The development provides approximately 559m² of accommodation across two floors and has generated strong local support following a prolonged period of inactivity under a previous operator.

The project is already under construction and the additional funding sought is required to complete the works, including a prudent 15% contingency allowance. The completed scheme will provide a sustainable arts venue, support creative enterprise, deliver community benefits through a formal Service Level Agreement, and secure long-term use of a council-owned asset.

Programme priorities:

- **A borough we can afford** – The project supports financial resilience by bringing a long-vacant council-owned building back into productive use, generating revenue through studio hire and supporting local businesses/retailers through increased footfall.
- **A council that listens** – The project responds to local support for bringing the site back into active use after a prolonged period of inactivity, and will deliver free arts, cultural and community activities through a formal community benefit arrangement.

Start Date and Expected Completion:

- Construction commenced in April 2026 and is expected to complete by the end of 2026/27.

Southwark Pensioners Centre (PG3)

Programme Overview

The project will deliver new, fit-for-purpose premises for the charity through the comprehensive refurbishment of the basement and ground floor of three council-owned units on Camberwell Road SE5, providing approximately 464m² of accommodation.

The project is being delivered directly by the council and will provide a long-term home for a borough-wide service that supports older residents. Lease arrangements and a Service Level Agreement have been agreed to ensure the facility is fully utilised for community benefit, including shared use by other organisations where appropriate. The charity has raised £90,000 towards furniture and equipment, but has been unable to secure sufficient funding towards construction costs, leaving the council responsible for meeting the remaining build costs.

The scheme is already in delivery and the additional funding sought is required to complete the refurbishment. Once complete, the project will secure the future of an important community asset, improve utilisation of council-owned property, and provide enhanced facilities to support older residents and wider community activities across the borough.

Programme priorities:

- **A borough we can afford** – supports older residents and community resilience through improved access to services.
- **A council that listens** – secures a long-term community asset for borough-wide older people's support.

Expected Completion:

- Contract completion is anticipated in Q3 2026/27.

Rockingham Viaduct Route (PG5)

Programme Overview

The Rockingham Viaduct Route project is at concept design stage and will explore how a currently underutilised and poor-quality route between Rockingham Street and the emerging Elephant and Castle Town Centre could be transformed into a high-quality pedestrian corridor and public space. Areas to be considered through the design process include the refurbishment of eight council-owned railway arches and public realm improvements such as decorative paving, lighting, greening, signage, murals and traffic management measures.

The refurbishment will aim to bring seven currently vacant arches and one occupied arch into active use, creating approximately 1,000m² of affordable retail, business and workspace accommodation. The project is designed to support small and micro businesses, particularly Latin American and Afro-Caribbean enterprises, alongside affordable workspace providers and independent traders. Extensive market testing has demonstrated strong demand for the proposed offer, provided the council delivers fitted-out units. It is expected to generate an estimated £300,000 per annum rental income for the council. Currently, the vacant arches incur business rates liabilities and generate little economic benefit. The project will therefore both regenerate a key route into Elephant and Castle and create a long-term revenue-generating asset, with an estimated payback period of 13-15 years.

Programme priorities:

- **A borough we can afford** – creates affordable workspace and long-term council rental income.
- **Clean and green streets** – improves public realm, lighting, greening and pedestrian routes.
- **A safer Southwark** – improves a currently poor-quality route and increases active use/surveillance.

Start Date and Expected Completion:

- The project is currently at concept design stage.

Chroma LGBTQ+ Cultural Centre

Programme Overview

The Chroma LGBTQ+ Cultural Centre project will create a dedicated cultural and community facility in Bankside, occupying two railway arches within the former Ludgate House development delivered by Native Land. The venue will provide affordable workspace alongside a 140-seat theatre to host artistic performances, cultural activities and community events in an inclusive environment that supports and celebrates the LGBTQ+ community. The facility will provide approximately 465m² (5,000 sq ft) of accommodation.

It is being delivered through a partnership arrangement involving the council and Chroma as the selected operator. Once completed, the scheme will deliver a permanent cultural venue in a historically significant LGBTQ+ location, providing arts, community and workspace facilities while helping to fulfil a long-standing council commitment.

Programme priorities:

- **A council that listens** – delivers a long-standing community/cultural commitment and dedicated inclusive community space.

Start Date and Expected Completion:

- Mobilisation and start on site are anticipated in Q3 2026/27, with completion of works and operator occupation expected in Q1 2027/28.

Construction Skills Centre at the Trident Street Site, SE16 (PG7)

Programme Overview

The Construction Skills Centre programme proposes bringing the former Surrey Dock Adventure Play site on Trident Street, Rotherhithe, back into productive use as a combined construction skills centre and construction-themed play facility for younger children. The one-hectare council-owned site has been vacant for several years and includes an approximately 200m² clubhouse requiring adaptation, alongside overgrown vegetation and identified Japanese knotweed. This funding will support the future direction and design of the scheme.

Its principal benefits would be to create training and development opportunities for children and young people, return a valuable council asset to active community use, and reduce the security and management costs associated with the site's continued vacancy and illegal occupation.

Programme priorities:

A borough we can afford – supports vocational skills, employment pathways and productive use of a vacant council asset.

Start Date and Expected Completion:

The programme is at an early development stage.

Centre for Black African & Caribbean Elders, Peckham

Programme Overview

The Centre for Black African and Caribbean Elders, Peckham project will deliver a dedicated community facility within a purpose-designed space at the new Cator Street Extra Care Housing Development in Peckham. The proposal originates from the council's commitment to address longstanding racial and health inequalities experienced by Black communities.

The centre will provide a focal point for community activity, health and wellbeing support, learning opportunities, cultural connection, social engagement and access to services for older Black African and Caribbean residents, while remaining open

and welcoming to all residents. The partnership includes a range of local organisations working with Black communities and older residents across Southwark. Once operational, the centre will provide a permanent, community-led facility supporting health, wellbeing and social inclusion.

Programme priorities:

- **A borough we can afford** – supports health, wellbeing, access to services and resilience for older residents.
- **A council that listens** – directly responds to community engagement and a commitment to a community-led centre.

Start Date and Expected Completion:

- Development of the project commenced through community engagement and steering group activity during 2024 and 2025. The design team is scheduled to be appointed in September 2026, and the centre is expected to become operational in July 2027.

Curlew House Voluntary Sector Hub (PG 9)

Programme Overview

The Curlew House Voluntary Sector Hub project will transform a vacant council-owned building on the Pelican Estate into affordable workspace for Southwark's voluntary and community sector. The proposed hub will provide permanent desks, co-working areas and meeting rooms, which will be made available to eligible organisations through a membership model administered by Community Southwark.

The project has a clear invest-to-save rationale: Curlew House has no current operational use, limited commercial letting potential and costs the council approximately £60,000 each year to hold. Bringing the property back into use will remove these costs, reduce the risks of vandalism and anti-social behaviour, and provide additional activity and passive surveillance on the estate. The scheme will also support smaller voluntary and community organisations by providing affordable premises, shared facilities and access to support from Community Southwark, contributing to council commitments on affordable workspace, community hubs and investment in local communities.

Programme priorities:

- **A borough we can afford –** invest-to-save rationale, reducing holding costs and supporting affordable premises for VCS organisations.
- **A safer Southwark** – brings vacant space back into use, reducing vandalism/ASB risk and increasing passive surveillance.

Start Date and Expected Completion:

- Refurbishment works are expected to take place between February and August 2027, followed by the allocation of workspace and the hub's planned launch in September 2027.

Elephant and Castle Rail Station (PG10)

Programme Overview

The Elephant and Castle Rail Station project seeks to modernise and expand the station to reflect the significant regeneration and population growth taking place across the Elephant and Castle area. Major developments including Elephant Park, the new London College of Communication, new workspace and retail provision, and future developments around Skipton House and Newington Causeway are expected to drive substantial increases in station usage.

The proposed scheme will provide a fit-for-purpose station with improved passenger circulation, expanded ticket gate lines and full step-free access to high-level platforms. The enhancements are intended to create a major transport interchange between National Rail and London Underground services, supporting increased footfall, economic activity and accessibility. The project is also expected to contribute indirectly to council revenues through increased business activity and reduced anti-social behaviour associated with improved station management and infrastructure.

The project is being developed jointly with the Department for Transport (DfT) and Network Rail. The council is seeking to take advantage of a time-limited delivery opportunity that could reduce project costs by coordinating construction with adjacent regeneration projects. The total station improvement programme is estimated at £30m, with this bid of £1.5m proposed to work through a design phase with Network Rail and to assess future funding.

Rouel Nature Play (Alexis Street) PG 11

Programme Overview

The Rouel Nature Play project will deliver a community-led nature play scheme within the Rouel Road Estate Green in South Bermondsey. The project has been developed in partnership with a local community steering group and builds upon the success of the existing community orchard and allotment spaces on the wider estate.

The proposed scheme will provide dedicated play areas for children aged 1-5 and 6-12, accessible play facilities for children with mobility needs, informal "play on the way" features, landscaping improvements, tree and shrub planting, seating, earth mounds and dedicated dog activity equipment. The project covers approximately 0.56 hectares and is intended to improve health, wellbeing and recreational opportunities for local residents while enhancing the estate environment.

Previous value-engineering has already removed a proposed teenage play area and some landscaping elements, and without further funding additional reductions would be required. Delivery of the scheme is therefore considered important to maintaining community confidence and realising the benefits of a long-developed community-led project.

Programme priorities:

- **Clean and green streets** – improves landscaping, green space and public realm quality.
- **A council that listens** – developed with a local community steering group and supports community confidence.

Start Date and Expected Completion:

- Construction works are due to complete during Q4 2026/27.

Keyworker Housing Pipeline on Two Sites (PG13)

Programme Overview

The programme aims to deliver keyworker homes at two further sites in Rotherhithe and North Bermondsey.

The proposed delivery model builds on the successful 177 Abbey Street Keyworker Housing Pilot, using a development partner consortium supported by GLA grant funding and council land contributions. The council's requested funding will support site preparation, professional services and underwriting arrangements required to facilitate procurement and delivery.

The scheme directly supports the council's ambition to increase affordable housing supply and address recruitment and retention challenges within key public service sectors, including education and social care.

Programme priorities:

- **Tackling the housing crisis** – delivers affordable keyworker homes and supports affordable housing supply.

Start Date and Expected Completion:

- Market testing and enabling work are scheduled during **2026/27**.

Peckham Rye Station Square (PRSS) – PG14

Programme Overview

The Peckham Rye Station Square project aims to transform the principal gateway to Peckham Town Centre by creating a major civic square in front of the Grade II listed Peckham Rye Station. The project includes demolition of the former arcade building, creation of a new public square, refurbishment of railway arches, public realm improvements, lighting, landscaping and associated rail infrastructure works.

Programme priorities:

- **Clean and green streets** – creates a major public square and improves public realm, access and civic space.
- **A safer Southwark** – improves public safety, lighting and station environment.
- **A council that listens** – delivers a long-standing community aspiration.

Start Date and Expected Completion:

- Full completion is expected by September 2028.

Environment, Sustainability and Leisure

South Dock Marina Crane Replacement (ESL1)

Programme Overview

The programme will replace the ageing boat-lifting crane at South Dock Marina, which is more than 40 years old and approaching the end of its serviceable life. The crane is essential to the operation of the council-owned boatyard, enabling vessels to be lifted from the water for repair and maintenance. The facility supports residential boat owners, commercial operators, the Metropolitan Police Marine Unit and the RNLI.

The principal cost relates to the specialist foundation needed to operate safely at the dock edge, including extensive piling into the riverbed and deep concrete works to protect the river walls. Replacement is required to address health and safety concerns, maintain a key council asset and safeguard the future of the only industrial boatyard in the London region.

The boatyard currently generates approximately £140,000 per annum from boat lifting and storage. A larger replacement crane could potentially increase annual income to around £300,000. Failure to proceed would place the continued operation of the boatyard at risk.

Programme priorities:

- **Health and Safety**
- **A borough we can afford** – protects council income and safeguards an operational asset with potential to increase revenue.

Start Date and Expected Completion:

- Foundation construction is programmed for October–December 2026, followed by installation and commissioning between January and March 2027. Overall completion is expected in April 2027.

Street Lighting Lamp Column Replacement (ESL 6)

Programme Overview

The programme will introduce a structured, data-led approach to managing the safety of Southwark's approximately 17,000 street-lighting columns. It will combine cyclical ultrasonic and non-destructive structural testing with the planned replacement of columns showing critical or emerging metal loss caused by corrosion. Historical testing indicates that approximately 50 columns each year are likely to be classified as high-risk and require replacement.

The principal objective is to prevent uncontrolled structural failure and the resulting risk of serious injury, damage to property and disruption to the highway network. Planned replacement will also reduce reliance on emergency "make-safe" works, which can cost three to four times more than programmed intervention. New columns will incorporate LED equipment, improved wiring and earthing, and—where technically appropriate—capacity to support future electric-vehicle charging infrastructure.

The programme will support the council's statutory highway-safety responsibilities, maintain critical infrastructure and reduce long-term maintenance liabilities. Without investment, structural deterioration would continue, increasing the risk of column failure, emergency costs and a growing maintenance backlog.

Programme priorities:

- **A safer Southwark** – prevents structural failure and maintains safe highway infrastructure.
- **Clean and green streets** – supports upgraded street lighting infrastructure, including LED columns where appropriate.

Start Date and Expected Completion:

- The five-year programme is expected to commence in 2027/28, with structural testing, procurement and replacement works undertaken annually.
- Approximately 50 columns will be replaced each year, with each annual cycle concluding in Q4. On this basis, the overall programme is expected to complete during 2031/32.

Bedale Street Road Safety Scheme (ESL7)

Programme Overview

The programme will make permanent the existing experimental road-safety measures on Bedale Street, close to Borough Market. The trial currently provides three safer pedestrian crossings, wider footways and strategically located bollards using temporary construction materials. Monitoring indicates that the changes have improved pedestrian safety and encouraged greater use of the footways and designated crossing points.

The permanent scheme will replace the temporary footway and crossing materials with durable infrastructure and install hostile-vehicle-mitigation bollards in accordance with advice from counter-terrorism police. These measures are intended to protect residents, visitors and businesses in an area experiencing high pedestrian activity.

The scheme supports the council's statutory and health-and-safety responsibilities and contributes to priorities for safer, cleaner and more accessible streets. Delivery will require careful engagement with Borough Market, surrounding businesses and residents to minimise disruption and maintain access during construction. Ground investigations and trial holes are also proposed to manage the risks associated with utilities and unidentified underground voids.

Programme priorities:

- **A safer Southwark** – delivers permanent road safety and hostile vehicle mitigation measures.
- **Clean and green streets** – improves pedestrian crossings, wider footways and accessibility.

Start Date and Expected Completion:

- Construction is expected to begin in January 2027 and complete in March 2027. This will allow the permanent scheme to be delivered before the experimental traffic order expires in May 2027.

Vision Zero Southwark: a pathway towards eliminating road deaths and serious injuries (ESL8)

Programme Overview

The programme will provide a dedicated, borough-wide approach to reducing deaths and serious injuries on Southwark's roads. Investment will be prioritised through a multi-criteria assessment combining collision records, vehicle speeds, traffic volumes, proximity to schools and high streets, and concerns raised by communities. This provides an evidence-led basis for directing resources to high-risk roads and junctions rather than relying solely on reactive responses following collisions.

The programme will deliver targeted speed-reduction measures, safer junctions and corridors, improved pedestrian crossings, behavioural-change initiatives, emergency post-collision interventions and continuous monitoring. It will complement the wider Streets for People programme by enabling more rapid and focused intervention at locations presenting the greatest risk of death or serious injury.

The programme supports the council's statutory road-safety responsibilities and the wider aim of eliminating deaths and serious injuries by 2041. It will particularly benefit vulnerable road users—including pedestrians, cyclists, motorcyclists, children, older people and disabled residents—and communities experiencing higher levels of deprivation and road danger. Failure to invest would expose the council to continued preventable harm, rising delivery costs and reputational risk from not acting on known safety concerns.

Programme priorities:

- **A safer Southwark** – directly targets the reduction of road deaths and serious injuries.
- **Clean and green streets** – supports safer streets, improved crossings, speed reduction and active travel conditions.

Start Date and Expected Completion:

- A fully established programme and prioritised scheme pipeline are expected by Q4 2026/27.
- Phase 1 delivery is planned by Q3 2027/28, followed by Phase 2 by Q3 2028/29.

Thriving High Streets Fund approval of grants (ESL14)

Programme Overview

The Thriving High Streets Fund was established to support Southwark's town centres and high streets through projects that stimulate economic activity, improve inclusivity, support local businesses and strengthen communities. The programme is funded through a combination of UK Shared Prosperity Fund (UKSPF) allocations and Neighbourhood Community Infrastructure Levy (NCIL) funding.

This report seeks approval for additional funding to expand the Walworth Christmas Lights project in North Walworth. The original project involved local primary school children designing lighting motifs that would be transformed into custom LED Christmas light installations along Walworth Road. The additional funding will support technical delivery of the scheme, a curatorial workshop enabling children to plan the

placement of the lights, and a community switch-on event delivered in partnership with local businesses and community organisations.

Programme priorities:

- **A borough we can afford** – supports local businesses and town centre vitality by increasing footfall and strengthening high street economic activity.
- **Clean and green streets** – enhances the town centre environment and public realm through improved lighting and a more attractive high street setting.
- **A council that listens** – supports community participation through school-led design activity, a curatorial workshop and a community switch-on event delivered with local partners.

Start Date and Expected Completion:

- The additional funding requirement was identified in early 2026 during delivery of the THSF Round 3 programme. The decision was delayed due to the pre-election period and local elections, with approval now sought to enable delivery of the enhanced Christmas lights scheme ahead of the festive period.

CCTV

Programme Overview

Since 2011, CCTV has operated radio transmission equipment from the roof of the Wendover blocks on the Aylesbury Estate, SE17. In 2025, this equipment supported 30 cameras across the surrounding area, including Burgess Park, Gloucester Grove, the Aylesbury Estate and the Kinglake Estate. Due to the demolition of Wendover, CCTV was required to remove all CCTV radio equipment, which now needs to be relocated to maintain coverage and operational resilience in the area.

Programme priorities:

A safer Southwark – supports public safety by maintaining CCTV coverage across Burgess Park, Gloucester Grove, the Aylesbury Estate and the Kinglake Estate.

Agenda Item 16

Meeting Name:	Executive
Date:	15 September 2026
Report title:	Report of the Education and Local Economy Scrutiny Commission: Pupil Place Planning, Youth Services, SEND and Southwark Safeguarding Children Partnership (SSCP) - 2025–26
Lead Member:	Former Councillor Cassandra Brown, Chair, Education and Local Economy Scrutiny Commission.
Ward(s) or groups affected:	All
Classification:	Open
Reason for lateness (if applicable):	Not applicable

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RECOMMENDATIONS

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 below.

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.

BACKGROUND INFORMATION

3. At its meeting on 7 July 2025, the commission considered pupil place planning in primary schools and its impact on secondary admissions. The commission heard that there had been a drop in Year 7 applications and that falling rolls across London, migration patterns, cost-of-living pressures and lower birth rates were relevant factors in the borough's planning context.

4. At its meeting on 6 October 2025, the commission considered youth services and the Positive Futures for Young People Fund. The evidence included information on in-house and commissioned youth provision, awareness levels of youth clubs, investment through the Positive Futures fund, ring-fenced support for young people with SEND and neurodivergence, staff training, the challenge of providing quiet spaces in some buildings, and the use of Department for Digital, Culture, Media and Sport funding to widen engagement and co-production with young people.

5. At its meeting on 3 December 2025, the commission received an update on children's services, SEND, exclusions, school place sufficiency, early help and safeguarding. The commission heard that demand for EHCPs remained high, that local practice was increasingly focused on responding to need rather than waiting for formal diagnosis, that additional SEND capacity was being created through repurposed school space and expansion of provision, and that Family Hubs were being grown as part of an earlier and more holistic offer to families. The commission also heard evidence on safeguarding, including the importance of housing conditions such as damp, mould, overcrowding and disrepair as potential contributors to safeguarding risk.

6. At the same meeting, the commission was told that the borough had experienced a significant fall in birth rates and family movement out of London, and that school place reductions and closures had been used to stabilise the local system. The commission also raised issues about a secondary school closure and the need for contingency planning and collaborative system leadership.

7. At its meeting on 5 February 2026, the commission heard evidence on SEND home-to-school transport. The commission was informed about service pressures, complaints handling, the introduction of a three-day complaints KPI, the parent app, Cordic software, use of AI-enabled CCTV for safeguarding and investigation, staff training, staffing ratios, and the council's consultation on travel assistance, including independent travel and pick-up point models.

8. At the same meeting, the commission also considered the closure of two primary schools and heard evidence on the support given to affected families, including a dedicated admissions officer, open days, school preference exercises, transition planning for pupils with EHCPs, and lessons learned about the importance of early planning for complex cases and early clarification of ownership and legal constraints relating to school sites.

9. At its meeting on 26 February 2026, the commission considered draft scrutiny recommendations and agreed that the final report would bring together recommendations from the year's work for submission to Executive. The rationale and commission recommendations are set out in paragraphs 10 to 15.

KEY ISSUES FOR CONSIDERATION

Set out below are the recommendations of the education and local economy scrutiny commission

Recommendation 1
That the Executive instruct Children's Services to deliver an improved, data-driven pupil place planning model, which will incorporate updated demographic, cost-of-living, migration and London-wide falling roll factors

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impacting the drop in Year 7 applications and long-term secondary admissions.

10. The commission heard evidence that the borough is experiencing a drop in Year 7 applications and wider falling rolls, linked to lower birth rates, migration and cost-of-living pressures. The commission was also informed later in the year that these demographic changes were affecting the sustainability of schools and would increasingly influence secondary intakes. The recommendation therefore seeks a stronger, data-driven model for future planning, using updated demographic and London-wide context to inform decisions on admissions and sufficiency.

Recommendation 2
That the Executive strengthen youth services by increasing awareness of youth clubs, expanding SEND-inclusive spaces and staff training, and ensuring Department for Digital, Culture, Media & Sport funding supports youth-led engagement, co-production and wider participation across Southwark.

11. The commission heard that commissioned youth services were supported through the Positive Futures fund and that additional government funding, including Department for Digital, Culture, Media and Sport funding, was available for wider youth engagement and system development. The evidence also showed that awareness of youth clubs remained an issue for a significant proportion of young people, that ring-fenced provision existed for young people with SEND and neurodivergence, and that staff training and quiet spaces were important but sometimes constrained by buildings and staffing ratios. On that basis, the commission recommends greater awareness-raising, more SEND-inclusive settings and training, and a clear expectation that external funding supports youth-led engagement and co-production.

Recommendation 3
That the Executive embed the “need-not-diagnosis” approach in all schools, and strengthen Family Hub early-help pathways, with measurable reductions in exclusions linked to unmet SEND, annual reporting on new SEND places created, and clear operational guidance published by December 2026.

12. The commission heard that local practice was increasingly shifting towards responding to a child’s needs rather than waiting for formal diagnosis, and that exclusion cases were often linked to unmet or emerging SEND needs rather than behaviour alone. The commission also heard that SEND provision was being expanded through repurposed school buildings and that Family Hubs were being developed to provide earlier and more holistic support. Given this evidence, the commission recommends embedding the “need-not-diagnosis” approach across schools, strengthening early-help pathways through Family Hubs, reporting annually on additional SEND places, and publishing clear operational guidance.

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Recommendation 4
That the Executive ask SSCP partners to improve monitoring and escalation of safeguarding risks linked to damp, mould, overcrowding and poor housing, establish shared protocols, and produce baseline reporting by December 2026, with clear multi-agency routes for responding to high-risk cases within 10 working days.

13. The commission heard from the safeguarding partnership that child protection activity remained high and that the partnership intended to focus more strongly on the implications of damp, mould, overcrowding and disrepair in homes where children live. Members also raised the need for clearer data, trend information and stronger links between housing conditions and safeguarding concerns. The recommendation therefore calls for improved monitoring, escalation pathways, shared protocols and baseline reporting so that high-risk housing-related safeguarding concerns can be identified and acted on consistently.

Recommendation 5
That the Executive enhance the safety, reliability and oversight of SEND home-to-school transport by embedding the three-day complaints KPI, expanding AI-enabled CCTV and Cordic usage for safeguarding and incident investigation, and improving parent communication through the app and direct support. Executive should also ensure all external personnel involved in delivering the council's contracted services are paid at least the London Living Wage, and that these recommendations are reflected in the public consultation on SEND school transport and clearly communicated to stakeholders, especially SEND parents.

14. The commission heard evidence that the SEND home-to-school transport service had introduced a three-day KPI for complaints responses, a parent app, improved reporting through Cordic, and AI-enabled CCTV to support safeguarding and incident investigation. The commission also heard that transport staff work in a pressured environment with children and young people who may have complex needs, and that, under the contract described at the meeting, some staff were paid at London Living Wage while other driver roles were paid above that level. The commission further noted that a public consultation on travel assistance had been launched, including proposals relating to independent travel and pick-up points. The recommendation therefore seeks to embed recent service improvements, improve communication with families, ensure the consultation reflects operational learning, and extend the London Living Wage principle to all external personnel involved in delivering the council's contracted services.

Recommendation 6
That the Executive implement a consistent borough-wide framework for managing school closures, ensuring early assignment of an admissions caseworker, timely SEND transition planning for EHCPs and vulnerable

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pupils, clear mapping of site ownership and legal constraints from the outset, and structured parental engagement to minimise disruption and maintain placement choice during closure processes.

15. The commission heard evidence that school closures are disruptive for families and that dedicated admissions support, open days and structured transition arrangements had been used to support pupils after recent closures. For pupils with EHCPs and other vulnerabilities, officers reported that transition work included reviewing needs, ensuring the receiving placement could meet those needs and transferring relevant information. The commission also heard that one of the key lessons from recent closures was the need to assign an admissions caseworker early, and to clarify ownership and legal constraints on school sites at an early stage. The recommendation therefore proposes a consistent borough-wide framework for future closure processes, including early casework support, timely SEND planning, early legal and site clarity, and structured parental engagement.

16. It is for the Executive to decide whether or not to accept the scrutiny commission's recommendations.

17. Overview and scrutiny procedure rule 15.3 requires the Executive to consider and provide a written response to the report within two months.

BACKGROUND DOCUMENTS

Background Papers	**Held At**	**Contact**
Education and Local Economy Scrutiny Commission agenda and minutes- 7 July 2025	Southwark Council Website	Amit Alva Amit.alva@southwark.gov.uk
Link (please copy and paste into browser): https://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=550&MId=8238&Ver=4 (see item 5)		
Education and Local Economy Scrutiny Commission agenda and minutes- 6 October 2025	Southwark Council Website	Amit Alva Amit.alva@southwark.gov.uk
Link (please copy and paste into browser): https://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=550&MId=8252&Ver=4 (see item 6)		
Education and Local Economy Scrutiny Commission agenda and minutes- 3 December 2025	Southwark Council Website	Amit Alva Amit.alva@southwark.gov.uk
Link (please copy and paste into browser):		

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https://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=550&MId=8253&Ver=4 (see item 5 & 6)		
Education and Local Economy Scrutiny Commission agenda and minutes- 5 February 2026	Southwark Council Website	Amit Alva Amit.alva@southwark.gov.uk
Link (please copy and paste into browser): https://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=550&MId=8254&Ver=4 (see item 5 & 6)		
Education and Local Economy Scrutiny Commission agenda and minutes- 26 February 2026	Southwark Council Website	Amit Alva Amit.alva@southwark.gov.uk
Link (please copy and paste into browser): https://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=550&MId=8255&Ver=4 (see item 6)		

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Member	Councillor Cassandra Brown, Chair, Education and Local Economy Scrutiny Commission		
Lead Officer	Everton Roberts, Head of Scrutiny		
Report Author	Amit Alva, Scrutiny Officer		
Version	Draft		
Dated	4 June 2026		
Key Decision?	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER			
Officer Title		**Comments Sought**	**Comments Included**
Assistant Chief Executive – Governance and Assurance		No	No
Strategic Director of Finance		No	No
Executive Member		No	No
Date final report sent to Constitutional Team			4 June 2026

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Agenda Item 17

Meeting Name:	Executive
Date:	15 September 2026
Report title:	Report of the Education and Local Economy Scrutiny Commission: East Street Market, Commercial Property Management, Connect to Work (CTW), Support for Businesses and Apprenticeships
Lead Member:	Fromer Councillor Cassandra Brown, Chair, Education and Local Economy Scrutiny Commission.
Ward(s) or groups affected:	All
Classification:	Open
Reason for lateness (if applicable):	Not applicable

Scrutiny Report

RECOMMENDATIONS

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 out below.

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.

BACKGROUND INFORMATION

3. Over the course of 2025–26, the commission received evidence on local economy issues through meetings that covered East Street Market, the commercial property portfolio, the Connect to Work programme, and a year-end interview on jobs, business, affordable workspace, apprenticeships and living wage issues. The commission also agreed additional recommendations at its final meeting for inclusion in the final report.

4. At its meeting on 7 July 2025, the commission heard evidence from East Street Market traders. The issues raised included market cleanliness, the absence of general rubbish bins, delays in online services and Wi Fi, anti-social behaviour, security concerns, parking costs, surfacing and pavement issues, toilet provision, the importance of signage, the need to allow new product trials, and the potential value of two-hour free parking to help increase footfall. The commission also heard that traders considered free Wi Fi important to the market's future and that younger customers were attracted by better presentation and signage.

5. At its meeting on 6 October 2025, the commission examined the commercial property portfolio. Evidence presented to the commission included overdue repairs in commercial units, especially where residential properties were located above; difficulties for businesses in reaching relevant points of contact; limited visibility on progress with repairs; the burden of unresolved rent reviews; and the impact of administrative complexity on mainly small family-owned businesses. The commission also heard that there was a commitment to provide businesses with a guidance pack, that commercial rental income had increased compared with the pre-Covid period, and that there were challenges in coordinating repairs where housing and commercial issues were linked. The commission highlighted the need for a coordinated Housing–Commercial approach, improved navigation of council processes, and greater agility in responding to business needs.

6. At its meeting on 3 December 2025, the commission received detailed evidence on the Connect to Work programme. The programme was described as a 12-month, voluntary, supported employment programme for residents with long-term health conditions or disabilities, those who were economically inactive, and some residents in work but at risk of falling out of employment due to health or disability. The commission heard that the programme was intended to be delivered in a way that was integrated with health, housing and social care services, and that it was expected to support around 700 starts per year in Southwark and over 2,000 residents over five years. Priority groups referenced in the meeting included carers and ex-carers, people experiencing homelessness or in temporary accommodation, care leavers, refugees and resettled communities, survivors of domestic abuse and modern slavery, people with substance misuse issues, young people at risk of crime and gangs, ex-offenders, and armed forces members and veterans.

7. At its meeting on 5 February 2026, the commission heard evidence from a private transport provider delivering home-to-school services for children and young people with SEND. Relevant to the commission's emerging local economy recommendations, the meeting recorded that non-PSV drivers and passenger assistants on the contract were paid the London Living Wage, while PSV-licensed drivers were paid £15.40 per hour. The commission noted that Executive recommendations were likely to include ensuring that all staff working on the relevant home-to-school contract were paid at least the London Living Wage. The meeting also underlined the importance of quality assurance and safeguarding in privately delivered services.

8. At its meeting on 26 February 2026, the commission received a year-end overview of the climate emergency, jobs and business portfolio. The commission heard that the Council Delivery Plan included a commitment to support 2,500 residents from priority cohorts into work, and that 2,900 had gained work, primarily through Southwark Works. It also heard that Southwark Works had been active for 21 years, supporting on average 400 people into work, and that a second hub had recently opened in

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Peckham to support residents with complex health barriers and disabilities through tailored job support. The meeting also noted that a new skills delivery plan was being adopted; that by quarter 3 the number of new apprenticeships supported was greater than the full-year target; and that there had been a shift towards higher-level apprenticeships, with a view expressed that reporting by apprenticeship level would help ensure lower-level routes were not cut off.

9. At the same meeting also heard evidence on business development, procurement, affordable workspace and the London Living Wage. The commission was told that Town Centre Action Plans had been well received; that local businesses were not only seeking funding but also support with skills and procurement readiness; that redesigning larger contracts could help smaller businesses bid for work; and that a pilot workspace hub in Peckham was in development. The meeting also recorded that mapping of affordable workspace was being undertaken to make opportunities easier to find.

10. At its meeting on 26 February 2026, the commission considered draft scrutiny recommendations and agreed that the final report would bring together recommendations from the year's work for submission to the Executive. The rationale and commission recommendations are set out in paragraphs 10 to 20.

KEY ISSUES FOR CONSIDERATION

Set out below are the recommendations of the education and local economy scrutiny commission

Recommendation 1
That the Executive implements a targeted infrastructure and safety improvement programme for East Street Market, which will:

- Install general-use public bins, introduce a cleanliness standard, and commit to monitoring litter and waste management practices.
- Provide free Wi-Fi for the business hub/co-working space for traders, support modern signage and new product trials, and explore 2-hour free parking to increase footfall.
- Work with police and traders to deliver a security enhancement plan, aiming for measurable reductions in ASB, thefts and safety concerns.

Recommendation 2
That the Executive reviews the recommendations for and learnings from East Street Market and apply them to other markets across the borough.

11. The recommendation on East Street Market is supported by direct evidence heard by the commission on cleanliness, lack of general bins, Wi-Fi delays, the importance of signage, difficulties with parking, anti-social behaviour and security concerns, and wider issues affecting footfall and customer confidence.

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12. Evidence presented to the commission demonstrates that challenges at East Street Market, including cleanliness, safety concerns, and limited infrastructure provision, are having a direct impact on trader experience and footfall. These issues underline the need for targeted intervention and provide a basis for considering similar improvements across other markets.

    Recommendation 3: That the Executive improve commercial property management by establishing a single repairs-and-communications system for commercial that is separate to tenant and resident repairs, reducing overdue repairs through a coordinated Housing–Commercial pilot, and improving business navigation of council processes, supported by a tenant guidance pack and quarterly performance dashboards.

13. The recommendation on commercial property management is supported by evidence on overdue repairs, communication failures, the complexity of repairs where residential units sit above commercial premises, business difficulty in navigating council systems, and the commission's discussion of a more coordinated Housing–Commercial approach and guidance for business tenants.

14. The commission heard in relation to commercial property, evidence indicates that delays in repairs, combined with complex communication channels and overlapping service responsibilities, are affecting businesses' ability to operate effectively. This highlights the importance of a more coordinated and responsive approach to property management.

    Recommendation 4: That the Executive expand the Connect to Work programmes integrated employment-and-health model, publishing annual outcomes data, strengthening employer partnerships, and ensuring the new Peckham Hub operates as a single-front-door service to increase sustainable employment for priority groups by 2027.

    Recommendation 5: That the Executive ensures targeted and borough-wide promotion of the Connect to Work Programme, with communications clearly positioning it as a pioneering, person-centered model of employment support grounded in mental health, wellbeing and sustainable life outcomes, rather than a traditional job-entry scheme.

15. The recommendations concerning Connect to Work and Southwark Works are supported by evidence that Connect to Work is designed as an integrated employment-and-health model, that it is targeted at residents facing significant barriers, that Southwark Works remains a long-established route into employment, and that awareness, access routes and reporting on outcomes and engagement are important to effective delivery. The evidence also supports the value of the recently opened Peckham hub and stronger employer partnerships.

16. The commission heard that employment support programmes are most effective when delivered in an integrated way. In this context, the Connect

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to Work model demonstrates the value of linking employment with health and other support services, while improved communication and reporting could strengthen its overall impact.

Recommendation 6
That the Executive strengthen and coordinate the promotion of Southwark Works and Connect to Work, including clear information on eligibility and access routes, to improve awareness among residents and employers. This should include reporting on engagement activity and reach by the end of the year 2026.

17. The recommendations concerning Connect to Work and Southwark Works are supported by evidence that Connect to Work is designed as an integrated employment-and-health model, that it is targeted at residents facing significant barriers, that Southwark Works remains a long-established route into employment, and that awareness, access routes and reporting on outcomes and engagement are important to effective delivery. The evidence also supports the value of the recently opened Peckham hub and stronger employer partnerships.

Recommendation 7
That the Executive commission relevant officers to review and assure compliance with the London Living Wage for employees delivering Council contracts, including testing current monitoring arrangements and identifying any gaps in assurance. The Executive should receive a short report setting out findings and any actions required by the end of the year 2026.

18. The commission heard on London Living Wage assurance is supported by evidence that Living Wage clauses are included in relevant contracts and that monitoring depends on procurement and contract-management arrangements, while practical assurance has in some cases been taken in good faith. It is also supported by the commission's later agreement that Executive should review whether contracted employees delivering council contracts are being paid the London Living Wage. Concerns relating to workforce standards emerged from evidence on contracted services, particularly around reliance on assurance processes for monitoring London Living Wage compliance. This suggests a need for stronger verification and oversight mechanisms.

Recommendation 8
That the Executive promote the pilot affordable workspace hub in Peckham and improve borough-wide signposting to affordable workspace opportunities, including through published mapping of available spaces, to support local businesses and entrepreneurs. An update on progress should be provided by the end of the year 2026.

Recommendation 9
That the Executive improve transparency on apprenticeships by reporting the number of apprenticeships by level and use this information to

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understand trends and ensure that entry-level routes into employment are maintained. The first report should be provided within the 2026–27 council year.

Recommendation 10
That the Executive develop clear milestones and shared expectations for organisations offering work experience, with particular focus on increasing and sustaining opportunities for young people with SEND, and report on how these milestones will support progression into employment within the 2026–27 council year.

19. The recommendations on affordable workspace, apprenticeships and work experience are supported by evidence given to the commission on the pilot Peckham workspace hub, the mapping of affordable workspace, the shift toward higher-level apprenticeships, and the need for clearer milestones and pathways to improve work experience and employment opportunities, particularly for young people with SEND. The commission also noted that access to affordable workspace, apprenticeship opportunities, and structured work experience is an important component of the local economy. Evidence indicates that clearer pathways, improved reporting, and targeted support could enhance outcomes

20. The evidence gathered by the commission highlights the interconnected nature of local economic issues, spanning infrastructure, business support, employment services, and workforce conditions. The recommendations are therefore intended to provide a coordinated response across these areas.

21. It is for the Executive to decide whether or not to accept the scrutiny commission's recommendations.

22. Overview and scrutiny procedure rule 15.3 requires the Executive to consider and provide a written response to the report within two months.

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BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Education and Local Economy Scrutiny Commission agenda and minutes- 7 July 2025	Southwark Council Website	Amit Alva Amit.alva@southwark.gov.uk
Link (please copy and paste into browser): https://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=550&MId=8238&Ver=4 (see item 6)		
Education and Local Economy Scrutiny Commission agenda and minutes- 6 October 2025	Southwark Council Website	Amit Alva Amit.alva@southwark.gov.uk

Link (please copy and paste into browser): https://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=550&MId=8252&Ver=4 (see item 5)		
Education and Local Economy Scrutiny Commission agenda and minutes- 3 December 2025	Southwark Council Website	Amit Alva Amit.alva@southwark.gov.uk
Link (please copy and paste into browser): https://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=550&MId=8253&Ver=4 (see item 7)		
Education and Local Economy Scrutiny Commission agenda and minutes- 5 February 2026	Southwark Council Website	Amit Alva Amit.alva@southwark.gov.uk
Link (please copy and paste into browser): https://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=550&MId=8254&Ver=4		
Education and Local Economy Scrutiny Commission agenda and minutes- 26 February 2026	Southwark Council Website	Amit Alva Amit.alva@southwark.gov.uk
Link (please copy and paste into browser): https://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=550&MId=8255&Ver=4 (see item 5)		

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Member	Former Councillor Cassandra Brown, Chair, Education and Local Economy Scrutiny Commission
Lead Officer	Everton Roberts, Head of Scrutiny
Report Author	Amit Alva, Scrutiny Officer
Version	Final

Scrutiny Report

Dated	4 June 2026		
Key Decision?	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER			
Officer Title		**Comments Sought**	**Comments Included**
Assistant Chief Executive – Governance and Assurance		No	No
Strategic Director of Finance		No	No
Executive Member		No	No
Date final report sent to Constitutional Team			4 June 2026

Scrutiny Report

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EXECUTIVE AGENDA DISTRIBUTION LIST (OPEN) **MUNICIPAL YEAR 2026-27**

NOTE: Original held by Constitutional Team; all amendments/queries to Maria Lugangira at maria.lugangira@southwark.gov.uk

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Cllr Victor Chamberlain		David Quirke-Thornton	1
Cllr Reginald Popoola			
Cllr David Watson		**Officers**	
Cllr Sam Foster			
Cllr Rachel Bentley		Norman Coombe, Legal	1
Cllr Alexandra Austin			
Cllr Eloise Waldon-Day			
Cllr Vanessa Threadgold			
Cllr Rebecca Corn		Maria Lugangira, Constitutional Services	4 spares
Overview and scrutiny members (electronic)		**Total: 7** **Dated:** June 2026	
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Cllr Evelyn Akoto			
Cllr Bill Williams			
Cllr Victoria Mills			
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Cllr Dean Peters			
Cllr Ryan Cox			
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