Executive

MINUTES of the OPEN section of the Executive held on Tuesday 13 October 2026 at 11.00 am at Ground Floor Meeting Rooms, 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

1. APOLOGIES

Apologies for absence were received from Councillor David Watson.

2. NOTIFICATION OF ANY ITEMS WHICH THE CHAIR DEEMS URGENT

There was no urgent items but the chair gave notice of the following item on the agenda that had now been withdrawn:

- Gateway 1 - Keyworker Housing Pipeline Sites at Rotherhithe New Road, SE16, and Cherry Gardens Street, SE16 (open and closed reports).

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

There were none.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 15 September 2026 be approved as a correct record and signed by the chair.

6. PUBLIC QUESTION TIME

There were no public questions.

7. DEPUTATION REQUESTS

A deputation request was received from Andrew Eke, Chair of the Tustin Tenants Community Association. Mr Eke was subsequently unable to address the Executive in person as he was delayed. However, he had submitted a written statement in advance, which was read on his behalf by an officer.

RESOLVED - That the written statement from Andrew Eke be heard.

Deputation to Southwark Council Executive – Tustin Estate Residents, Phase 2b Renewal & Phase 2 Land Appropriation

"Chair, Members of the Executive, thank you for the opportunity to speak today on behalf of the residents of the Tustin Estate.

The decisions before you on Phase 2b of the Tustin Estate Renewal and the Phase 2 land appropriation mark an important moment in a journey that has been shaped by collaboration, shared purpose, and a commitment to delivering an exemplary regeneration programme. Our community has worked closely with the Council and its partners for many years, and we are proud that Tustin has become a pioneering model of how estate renewal can be rooted in genuine partnership with residents.

Central to this has been the Tustin Manifesto. A set of principles co-produced with residents that places dignity, transparency, and the long term community wellbeing at the heart of the renewal. It has guided decisions, shaped expectations, and ensured that the programme remains accountable to the people it is designed to serve. Alongside this, the Tustin Local Lettings Policy has provided reassurance and stability, giving residents clarity about their housing future and ensuring that the benefits of regeneration are felt first and foremost by the Tustin community.

The homes and public spaces emerging from this programme reflect these commitments. They are high quality, secure, and future focused as a legacy that honours the past while building a stronger, more resilient neighbourhood for

generations to come. This is regeneration that does not displace community identity, but strengthens it.

We also want to emphasise the importance of continuity. The relationships built between residents, our local elected councillors, council officers, architects, and contractors like Bouygues and others, have been vital in maintaining trust and ensuring that the programme stays aligned with the values set out in the Manifesto. Preserving this continuity as we move into Phase 2b is essential. It protects the integrity of the project and reinforces the collaborative spirit that has defined Tustin's renewal.

The recommendations in this report provide the clarity and authority needed to progress confidently. They enable the Council to continue delivering a regeneration programme that is socially responsible, community-rooted, and genuinely transformative.

On behalf of the Tustin community, I express our support for the direction set out in this report. We look forward to continuing our work with the Council to ensure that Tustin remains a pioneering example of estate renewal collaborative in its approach, exemplary in its delivery, and enduring in its legacy."

8. BEORMUND SCHOOL EXPANSION AND RELOCATION

RESOLVED:

That the proposals to relocate and expand the Beormund Special Primary School be agreed.

9. GATEWAY 1 - HIGHWAY WORKS CONTRACT

RESOLVED:

1. That the procurement strategy outlined in the report for the provision of Highways Works be approved, comprising:

- Lot A (Maintenance), covering routine maintenance, winter services and reactive repairs, with an estimated annual value of £3.925 million. The contract is anticipated to commence on 01 April 2028 for an initial term of seven years, with the option to extend for up to a further three years, giving a total potential contract value of £39.25 million.

- Lot B (Projects), covering planned renewal and improvement projects, with an estimated annual value of £12.755million. The contract is anticipated to commence on 01 April 2028 for the initial term of seven years, with the

option to extend for up to three further years, giving a total potential contract value of £127.55 million.

2. That use of a Competitive Flexible Procedure for the procurement (as detailed in the report), comprising two lots, with suppliers permitted to bid for one or both lots be approved.

10. CLIMATE CHANGE STRATEGY & ACTION PLAN UPDATE AND ANNUAL REPORT

RESOLVED:

1. That the contribution of communities, schools, businesses and council services in tackling the climate crisis over the last year in Southwark, while recognising the significant scale of the challenge that remains be noted.
2. That the progress made in reducing the council's operational emissions and supporting community-led climate action during the 2025--26 financial year, as set out in the Climate Change Annual Report 2026 be noted.
3. That the allocation of the 29 actions within the Climate Action Plan to the new executive members be agreed, who will provide leadership and accountability on the delivery of the plan.
4. That it be noted that the council's climate work over the next twelve months will focus on accelerating emissions reductions, strengthening adaptation and resilience, supporting residents and communities, and ensuring that climate action contributes to an affordable, safe and green Southwark.
5. That the exploration of innovative and collaborative solutions to address funding challenges and maximise opportunities to accelerate climate action across the borough be supported.
6. That it be noted that the action plan will be updated and renewed following the publication of the new administration's Borough Action Plan, ensuring that climate action is embedded across the council's priorities and delivery.

11. LEDBURY ESTATE PHASE 2 - APPROPRIATION FOR PLANNING PURPOSES

The Executive Member for Public Works and New Homes provided a point of clarification that Recommendation 2 in the report contains a minor error. The recommendation refers to Appendix A; however, the correct reference is Appendix 1. Recommendation 2 should be read accordingly.

RESOLVED:

1. That the land shown outlined on the plan at Appendix 1 of the report known as Phase 2 of the Ledbury Estate that is currently held for housing purposes be confirmed as no longer required for those purposes and the appropriation of the land to planning purposes to facilitate the carrying out of the development proposals for the area in accordance with 122(1) of the Local Government Act 1972 and s 203 Housing and Planning Act 2016 be approved.

2. That subject to the approval of appropriation as detailed in recommendation 1, the land shown outlined on the plan at Appendix 1 of the report be confirmed as no longer be required for planning purposes and the appropriation of the land to housing purposes in accordance with section 9 of the Housing Act 1985 and section 122(1) of the Local Government Act 1972 be approved.

12. PHASE 2B OF THE TUSTIN ESTATE RENEWAL AND PHASE 2 APPROPRIATION

RESOLVED:

1. The it be noted that the council entered into the Phase 2 main works contract for the Tustin Estate Renewal with BY Development Limited (Bouygues) in March 2026.

2. That an updated delivery strategy for Phase 2b which utilises the break clause in the main works contract to defer the F blocks from Phase 2b to Phase 3, as detailed at paragraph 28 of the report be approved.

3. That the updated cost for the Phase 2b main works is £66,601,435 rather than £88,458,598 as in the February 2026 executive update be noted.

4. The that the land shown edged red on the plan at Appendix A of the report ("the Land") known as part of the Tustin Estate that is currently held for housing purposes be confirmed as no longer required for those purposes and the appropriation of the land from housing to planning purposes to facilitate the carrying out of the development proposals for the area in accordance with section 226 of the Town and Country Planning Act 1990 ("TCPA 1990") and section 122(1) of the Local Government Act 1972 be approved.

5. That following completion of the appropriation at paragraph 4 of the report, it be confirmed that the land will no longer be required for planning purposes and the appropriation of the Land back to housing

purposes in accordance with section 9 of the Housing Act 1985 and section 122(1) of the Local Government Act 1972 be approved.

13. GATEWAY 1 - KEYWORKER HOUSING PIPELINE SITES AT ROTHERHITHE NEW ROAD, SE16, AND CHERRY GARDENS STREET, SE16

This item was withdrawn

14. RESPONSE TO THE 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 proposed responses to the seven recommendations of the housing scrutiny commission be noted.

2. That six of the recommendations be accepted and one recommendation not accepted, as per the legal restraints outlined in the report.

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.

15. LEDBURY ESTATE PHASE 2 - APPROPRIATION FOR PLANNING PURPOSES

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

16. PHASE 2B OF THE TUSTIN ESTATE RENEWAL AND PHASE 2 APPROPRIATION

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

17. GATEWAY 1 - KEYWORKER HOUSING PIPELINE SITES AT ROTHERHITHE NEW ROAD, SE16, AND CHERRY GARDENS STREET, SE16

This item was withdrawn.

Meeting ended at 11.56 am

CHAIR:

DATED:

DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 17 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS 11.59PM 22 OCTOBER 2026.

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