

Item No. 8.	Classification: Open	Date: 14 July 2010	Meeting Name: Council Assembly
Report title:		Late Motion – Elephant and Castle Regeneration Agreement	
Ward(s) or groups affected:		All	
From:		Strategic Director of Communities, Law and Governance	

LATE MOTION

MOTION FROM COUNCILLOR CATHERINE BOWMAN (seconded by Councillor Geoffrey Thornton)

1. Council assembly notes the decision by the cabinet on 7 July to enter into an agreement with Lend Lease for the regeneration of the Elephant and Castle.
2. Council assembly believes that in Labour’s rush to sign any deal this agreement is no longer in the public interest as it fails to meet the expectations of local taxpayers or of local residents in and around the Elephant.
3. Council assembly welcomes the u-turn by the cabinet – but only after pressure from the Liberal Democrats – that now means all options for the leisure centre will include a swimming pool and the threat of sending Southwark residents to Lambeth to swim may have been ended.
4. Council assembly, however, makes particular note of the following areas where the deal goes against the promises made to voters just eight weeks ago by the new administration:
 - 1) Taxpayers are set to lose tens of millions of pounds as a result of the revised capital receipts agreed by the Labour administration.
 - 2) The minimum requirement of 25% for affordable housing will see less than 800 homes built on the Heygate site (and fewer than 400 affordable rented homes), shatters the council’s planning requirements of 35% affordable housing in the area and will deliver fewer affordable homes than would have been secured by using these planning rules effectively.
 - 3) Allowing Lend Lease to find an alternative to the MUSCO makes a carbon neutral development impossible and will affect the replacement of ageing district heating systems across the borough, including as part of the Aylesbury regeneration.
 - 4) Neither the shopping centre, nor the northern roundabout are included in the deal, despite Labour pledges.

- 5) The deal omits any reference to a new library or lifelong learning centre and puts under threat the future of both the Newington and Brandon libraries.
5. Council assembly is also concerned that no agreement has been reached with Transport for London about improvements to the Elephant and Castle underground station and believes this represents a substantial risk to the deal and any capital receipts due to the council.
6. Council assembly therefore respectfully requests the cabinet to renegotiate the deal, addressing the points above and ensuring value for money for local taxpayers.

REASON FOR LATENESS

This decision was taken by the cabinet after the deadline for members' motions and given the importance of a successful regeneration scheme to the whole borough we believe all members of council assembly should be able to express their view on its details.

NOTES:

1. Prior to debating the late motion the following council assembly procedure rule would need to be suspended:
 - Notice for motions to be delivered (CAPR 2.9 (3)).
2. If the late motion is agreed, any proposals will be submitted to the cabinet for consideration.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Member Motions	Town Hall Peckham Road London SE5 8UB	Constitutional Team 020 7525 7228

Lead Officer	Ian Millichap, Constitutional Manager
Report Author	Lesley John, Constitutional Officer
Version	Final
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