

Item No. 11.	Classification: Open	Date: 10 July 2023	Meeting Name: Cabinet
Report title:		Allocation of Strategic CIL Southwark	
Ward(s) or groups affected:		All	
Cabinet Member:		Councillor Helen Dennis, Homes and Sustainable Development	

FOREWORD – COUNCILLOR HELEN DENNIS, CABINET MEMBER FOR NEW HOMES AND SUSTAINABLE DEVELOPMENT

This report recommends the release of £1m of Strategic Community Infrastructure Levy funding to support the delivery of a new home for the Southwark Pensioners Centre at 201-203 Camberwell Road, held within the council's property portfolio.

I welcome this opportunity to enhance and expand a strategic borough wide facility to support many of our older residents who come from across the whole of Southwark to use the Centre. We greatly value the contribution that these long-standing members of the community have made and continue to make to Southwark. However increasingly a number of them are vulnerable and isolated and need enhanced support which this new site for the Southwark Pensioners' Centre will help deliver.

The centre is one of Southwark's anchor institutions which provides a one-stop shop that all residents over 50 across the borough can access. This allocation, alongside the Centre's own fundraising, will allow the service to expand and develop its service and outreach. We need to move quickly to secure the available property to deliver these services and provide certainty for the future of this important facility.

In these circumstances a one off allocation of Strategic CIL is justified to ensure, we can enhance the borough's social infrastructure and services to older people. The allocation has been drawn from Strategic CIL generated across our Borough from development and a wider review of Strategic CIL and its allocation will be brought forward shortly.

RECOMMENDATIONS

1. That cabinet approves the allocation of £1m of Strategic Community Infrastructure Levy funding to invest in council owned premises at 201-203

Camberwell Road to help support the delivery of a new Southwark Pensioners Centre (“SPC”) facility.

BACKGROUND INFORMATION

2. This report recommends a one off allocation of Strategic Community Infrastructure Levy [CIL]. The funding is to be used to invest in the refurbishment of a council owned asset at 201-203 Camberwell Road. The premises are currently vacant and will be leased to SPC. It should be noted that the funds are not a grant to SPC. The council will directly undertake the works to refurbish the premises. SPC as tenant of the premises will then operate from the site and provide services to our older residents across the borough. The SPC are also fundraising to help support the delivery of this project.
3. The investment by the council in it’s own property asset will provide an opportunity to enhance and expand a borough wide facility to support this growing demographic group which comprises many vulnerable and isolated residents who are highly valued within our communities. Further information in support of the borough wide investment is detailed in paragraphs 11-20.
4. To date the council has opted to use Strategic CIL to support the funding of major transport infrastructure, which is needed to support the targets for new homes and employment in the recently adopted Southwark Plan. The principle investment to date has been a total of £71.5m to provide a new step free tube station at the Elephant & Castle which will integrate the Northern Line with the Bakerloo Line extension. Work on this project is now underway.
5. The council has now received sufficient CIL receipts to meet the costs of its full commitment to the new tube station at Elephant and Castle. Strategic CIL is continuing to be generated from developments across the Borough and a small surplus is now available to support projects. The amounts received are likely to grow significantly over the next few years allowing the council to invest further in transport infrastructure to support growth, including the Bakerloo Line Extension.
6. As detailed elsewhere in the report the SPC is a borough wide facility providing essential social infrastructure to support a priority group of residents with specific needs. SPC is an anchor organisation, which is vital to our work across the borough. In these circumstances, a one off use of funding from Strategic CIL to support a non-transport project is appropriate, as this will help reduce pressure on the council’s capital programme. A further report will be brought to cabinet to agree the priorities for the future use of strategic CIL.
7. In addition to SPC the council continues to support a number of other voluntary & community sector partners who are also tenants occupying council premises. The council

continues to support these activities by investment in from it's capital programmes, for example the Sojourner Truth Centre, Peckham Platform and Elim House.

Community Infrastructure Levy

8. CIL is the sum of funding collected from major development sites across the Borough to pay for the implementation of new infrastructure to support the growth of communities. CIL is split into strategic CIL (70% of receipts) which is spent on Borough-wide infrastructure projects such as the construction of new tube stations. The remainder is made up of neighbourhood CIL (25% of receipts) and administration CIL (5% of receipts).
9. CIL is used to mitigate the impact of new development , and is a key tool to manage growth arising from increased population on a local area. CIL can be used to fund a wide range of infrastructure, including transport, flood defences, schools, hospitals, and other health and social care facilities as set out in section 216(2) of the Planning Act 2008, and regulation 59 Community Infrastructure Levy Regulations 2010 (as amended) ("CIL Regulations"). This definition allows the levy to be used to fund a very broad range of facilities such as play areas, parks and green spaces, cultural and sports facilities, academies and free schools, district heating schemes and police stations and other community safety facilities. This flexibility gives councils the opportunity to choose what infrastructure is needed to deliver their local plan. It should be noted that charging authorities may not use the levy to fund affordable housing.
10. Local authorities must spend the levy on infrastructure needed to support the development of their area. The levy is intended to focus on the provision of new infrastructure and should not be used to remedy pre-existing deficiencies in infrastructure provision unless those deficiencies will be made more severe by new development. CIL is for capital expenditure rather than revenue expenditure and any revenue requirements from delivering capital projects must be met from existing budgets.

KEY ISSUES FOR CONSIDERATION

Southwark Pensioners Centre allocation

11. A new Strategic CIL allocation of £1m is recommended for approval to provide the SPC with a new facility at 201-203 Camberwell Road. As the SPC is a borough wide facility, open to all residents within the borough over 50 it is considered appropriate for Strategic CIL to contribute to the project. The use of Strategic CIL in this case will help reduce pressure on the council's capital programme.
12. Southwark's population has increased between 2011 and 2021 by 6.7%. As populations continue to age, Southwark has seen an increase of 15.5%

in people aged 65 years and over and the years 50 to 65 also see a rise in the % change of population (*Source: ons.gov.uk*). We need to use this data to plan and deliver better facilities, opportunities and wellbeing for older people within Southwark.

13. The SPC provides a one-stop shop for older people across the borough bringing together various agencies, service delivery, activities and companionship. There is a unique opportunity for SPC to relocate to a larger premises in close proximity to their existing facility which will be better able to meet the community's needs and expand their much needed service. The proximity to the existing premises is a an important advantage of the site as this will help to minimise confusion for clientele in reaching the centre due following the change in location.
14. The SPC provide health, arts, learning, and advice services for 1500 disadvantaged older people annually. Of those, 59% live alone with no support networks; 65% have mental and physical health issues; 47% isolated, not accessing services. Covid-19 has exacerbated issues: deterioration in physical and mental health, inhibiting re-engagement in society alongside a higher demand for support services.
15. SPC users are widely distributed throughout the borough and the facility is an open access centre with all activities and services open to all Southwark residents aged 50 and above. While higher numbers of users reside in local wards closer to the SPC the expansion of services and the new centre aim to increase attendance and actively promote its use across the borough.
16. The current SPC accommodation also creates ongoing operational challenges. They have been running a valuable service from an inadequate, cramped and tired premise for many years. Their current location is in desperate need of investment and restricts the potential of the centre with its layout, size and condition.
17. A decision to release Strategic CIL to fund the project is required now as otherwise this opportunity to provide a new centre will be lost. The property is part of the council's property portfolio. The council premises are currently vacant and it has letting potential. A decision to proceed with the SPC is needed now to ensure the premises are safeguarded for this use and to reduce the period in which no rent will be received. As noted previously the strategic CIL will go towards the fit out of the Council owned premises and is not therefore a grant directly to the SPC.
18. In order to make the council premises at 201-203 Camberwell Road a quality environment to welcome pensioners from across the borough and provide a range of activities, services and socialising opportunities, investment is necessary. The unit will require a full design process including engagement with members, followed by construction and refurbishment to make it fit for purpose.

19. A high-level programme shows that from appointing a full design team the design, engagement and construction process can be expected to take two years. Therefore should a design team be appointed by September 2023 following this report the facility could be opened by September 2025.
20. A high-level feasibility study for the refurbishment of the council premises has been undertaken and notes a cost estimate of over £2m for design team, construction and fit-out. This Cabinet report recommends the sum of £1m is allocated from Strategic CIL to deliver the project and act as seed funding for further investment. Southwark Pensioners have started investigating fundraising opportunities to contribute the remaining funds and are looking to raise over £1m.

Policy framework implications

21. A new SPC and the services provided help to deliver on a number of Southwark Council policies. Including the following:

Southwark Plan

22. SP2 Southwark Together: We will continue to revitalise our places and neighbourhoods to create new opportunities for residents and local businesses, to promote wellbeing and reduce inequalities so that people have better lives in stronger communities.
23. SP5 Thriving neighbourhoods and tackling health inequalities: We will maintain and improve the health and wellbeing of our residents, encouraging healthy lives by tackling the causes of ill health and inequalities. Specifically through the SPC project which will enable people to remain in their homes for longer and ensuring vulnerable residents can lead and enjoy independent lives, achieve their goals and have a great future in Southwark.
24. SP6 Climate Emergency: We will lead the way in providing spaces for people to connect with nature, making people feel safe, creating cleaner streets, increasing recycling, reducing landfill waste, and reducing carbon and greenhouse gas emissions to address the Climate Emergency.

Council Delivery Plan

25. Transforming our borough
 - Deliver thriving and sustainable neighbourhoods
 - Ensuring wherever you live in Southwark your local area is a great place to live, with all the essentials of life close to your home.
26. A Healthy environment
 - Create more and better parks and green spaces

- Reduce carbon emissions from buildings.

27. Investing in communities

- Work with communities in Southwark to make the borough fairer, greener and safer.

28. Supporting families

- Support residents at every stage of their lives
- Enable residents of all ages to stay active and healthy
- Improve access to mental wellbeing support.

Community impact statement

29. Communities across the Borough will be able to have positive experiences of growth and regeneration through the benefits received as part of the developments taking place and subsequent CIL income used to improve Strategic infrastructure.

30. As noted in paragraph 10 Southwark's population is ageing and the investment in the SPC is part of the council's response to tackling that demographic change. In the future larger numbers of older people will require support, learning, recreation and social opportunities that will be provided by such organisations and facilities as the SPC. Southwark has made a commitment to be an age-friendly borough and this investment supports this ambition.

Equalities (including socio-economic) impact statement considerations

31. Section 149 of The Equality Act 2010 imposes a general equality duty on public authorities (the Public Sector Equality Duty)(“PSED”) in the exercise of their functions, to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under the Equality Act 2010
- Advance equality of opportunity between people who share a relevant protected characteristic and people who do not share it
- Foster good relations between people who share a relevant protected characteristic and people who do not share it.

32. For the purposes of the PSED the following are “protected characteristic” considerations:

- Age
- Marriage and civil partnership
- Disability
- Gender reassignment
- Pregnancy and maternity

- Race
 - Religion or belief
 - Sex
 - Sexual orientation.
33. A new SPC is open to all Southwark residents over 50 and is able to benefit members of the community and there is no potential for discrimination against any one group. The PSED duty and implications for groups with protected characteristics will be considered further as the project is developed and delivered.
34. At this stage, the allocation of CIL funds towards the SPC are not considered to have a disproportionate adverse effect on any person with a protected characteristic.

Health impact statement

35. The positive health impacts from improved community facilities are well documented and the correlation is expressed in the policy documents referenced above. Increases in physical activity, participation in activities or socialising all improve physical and mental health and wellbeing.

Climate change implications

36. Projects included in this report will help meet the council's climate change strategy priorities of Greener Buildings and Thriving Natural Environment.
37. Projects will address the climate emergency by making new and existing buildings as energy efficient as possible; improving our network of open spaces, waterways, trees and biodiverse habitats, improving our natural environment to reduce flood risk and improve air quality.

Resource implications

38. The project will be delivered by Sustainable Growth and be supported by the SPC. The project involves a council asset and relevant council departments will be responsible for working with the community to develop proposals through concept to detailed design and implementation stages.
39. The new SPC is a capital project. On-going maintenance costs arising are expected to be contained within the SPC existing budgets and business plan.
40. The delivery of schemes will be managed through Gateway procedures and inter departmental working arrangements.

Financial implications

41. The delivery of the new SPC are expected to be funded from the Strategic Community Infrastructure Levy fund held by the council.
42. Detailed work and reconciliation will be carried on an on-going basis to ensure that there are sufficient CIL finance available to fund the project against the latest expenditure projections.
43. Staffing and any other costs connected with this report will be contained within existing revenue budgets.

Consultation

44. Ward councillors will be informed of the consultation process and opportunities for participation in the design development process of the Southwark Pensioners Centre. Councillors can help increase project awareness and promote resident involvement to ensure the needs of constituents over 50 in their wards are met.
45. The Southwark Pensioners premises will require ongoing engagement to develop designs and ensure that the provision meets the needs of the service and its members. An engagement programme will be developed and coordinated through the design process making sure that members and older people are an integral part of delivering the new premises.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Assistant Chief Executive – Governance and Assurance (AGG 04/23)

46. CIL funds may only be spent by the council on the provision, improvement, replacement, operation or maintenance of infrastructure (defined as to include roads and other transport facilities, schools and other educational facilities, medical facilities, sporting and recreational facilities and open spaces) to support the development of its area in accordance with section 216(1) of the Planning Act 2008 and [regulation](#) 59 of the CIL Regulations 2010.
47. The Planning Practice Guidance comments that the broad statutory definition of *infrastructure* defined by statute allows local authorities to choose what infrastructure they need to deliver their local plan.
48. Officers consider that the SPC project fall within the definition of infrastructure set out at section 216(1) of the Planning Act 2008.
49. As with every decision that the council takes, it is imperative that the provisions of the Equality Act 2010 are considered. Paragraphs 29 -32 of the report states that the SPC are for the benefit of all members of the community and it was considered that there was no potential for

discrimination against any one group. It is noted that the PSED will continue to be considered as the project is developed.

50. The recommendations as set out in this report fall within the powers of Cabinet in accordance with paragraph 27 Part 3B of the council's constitution.

Strategic Director of Finance (CAP022/078)

51. The report requests approval of £1m allocation from Strategic CIL for the provision of a new facility for Southwark Pensioners Centre, details outlined at paragraphs 9-18.
52. The strategic director of finance notes the resource implications and financial implications at paragraphs 36-38 and 39-41 respectively, confirms that the council has received the related funds and they are available for the purposes outlined in this report.
53. The proposed allocations represent an increase in council's capital expenditure and will be reflected as budget variation in the next capital budget monitoring report to cabinet.
54. Staffing and any other costs associated with this recommendation are to be contained within existing departmental revenue budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None		

APPENDICES

No.	Title
None	

AUDIT TRAIL

Cabinet Member	Councillor Helen Dennis, New Homes and Sustainable Development	
Lead Officer	Stephen Platts, Director of Planning & Growth	
Report Author	Jillian Houghton, Project Manager	
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CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Assistant Chief Executive – Governance and Assurance	Yes	Yes
Strategic Director of Finance	Yes	Yes
Cabinet Member	Yes	Yes
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