

ITEM 6 – DEPUTATION REQUESTS – CABINET 19 OCTOBER 2010

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Four Squares Tenants and Residents Association

Strategic Director of Environment & Housing

1. To date the Council has spent more than £6.7m on the security works at New Place and Lockwood Squares. This includes a grant of £2.3m from the Housing Board to the Council made in 2004/2005. In November 2005 Council resources of £5,679,514 were earmarked for this expenditure, from the Housing Investment Programme, with an overall anticipated maximum expenditure level of £8,025,514. Each package of security works was designed to a high standard following extensive consultation with residents. The works were market tested through contractors on the Council's approved list of contractors. The prices secured were competitive according to the construction market and reflected the wide scope and high standard of works to be delivered.
2. Of the two projects on New Place Square, the first was a pilot for security works. There were some problems with this project which caused a budget overspend. Some of the budget overspend on the project was caused by the additional design work and onsite changes during the pilot project. The design driven over-run on the contract meant that works had to be completed at the same time that the heating replacement contract was mobilised.
3. We were unhappy with the performance of the contractor for a number of reasons and they were replaced for the second phase. The contractor, in mitigation, redecorated lobbies and stairwells at its expense. There was no budget overspend on the second phase of works.
4. In a pilot project a budget overspend is far more likely to happen. Notwithstanding contractor issues, the design work required in phase one of the project was necessary, and the additional costs incurred more closely reflected the true resource requirement than the original tender. The second phase of the work was tendered to reflect the lessons learnt in the first phase, with designs fully completed prior to the tender exercise. The project was completed to our satisfaction and within budget.
5. The true costs of the project were identified through the pilot, were reflected in the second phase, and would need to be reflected in all future specifications. has never been any question that the budget overspend caused the security works to be stopped. In fact, the council's obligation to meet decent homes has taken precedence generally over works that sit outside of the Government set delivery target. This is why the previous administration committed the remaining resources of £1,288,726, to the overall Decent programme. Then in autumn 2009 the then executive agreed the planned decent homes refurbishment programme until March 2012 which set out a detailed schedule of works across the borough but that specifically excluded the planned security works for the Four Squares Estate.
6. As a result there is no funding for security works in the current two year programme through to 2012. The priorities for future investment in the council's stock will be considered by the cabinet in November 2010, including these

security works. Residents will be fully consulted, between November and February 2011 with a final post consultation report back to the cabinet in April 2011 to enable future investment programmes to be finalised. The residents of Four Squares will be able to feed their views into this wider consultation before the future programme is agreed by cabinet

Dulwich Park Friends

Strategic Director of Environment & Housing

7. The council is conducting a full consultation to consider all aspects of moving the Mix to this location. The consultation is not complete and therefore no decision has been made, or will be made without the full consideration of all issues raised by councillors, all local stakeholders including Dulwich Society and Friends of Dulwich Park, and all businesses and clubs operating in the Park.
8. Without pre-empting the outcomes of the full consultation process we would like to reassure you that our events are run in a highly professional manner, particularly in respect of minimising any damage to park environments, audience management and security.
9. The expected size of the audience and the concern that it could up to 7,000. The Mix is a gated event and will be fenced off and so we will be able to control numbers to a level that is appropriate to the park area that it is located in. The events team successfully manage audiences of all sizes.
10. The Mix will not be spread over all areas of the park. The proposal is for the East Lawns only. The consultation document includes a map with detail of the proposed layout. The impact of the event on people using the park but not attending the event forms part of the consultation, and the logistics would be worked out in full detail.
11. We have a full access policy to events that is managed in partnership with the Metropolitan Police and Community Safety, and operated with professional security that implements 'a no drink, no dogs, no bicycles' policy. This has been successfully implemented with audiences of up to 100,000 so we are confident that it can work for an audience of 5,000 or less.
12. We are not ruling out the possibility of other spaces in the area for The Mix, but propose to complete the consultation on Dulwich Park and reach a clear and fully informed decision by the end of October. We acknowledge all the concerns and queries that you have raised here and will ensure that they are included and addressed in the consultation and decision-making process.